

Hayle Neighbourhood Plan – Regulation 16 Consultation Responses

#	FROM	DATE	POLICY	CONSULTATION RESPONSE	NEIGHBOURHOOD PLAN STEERING GROUP (NPSG) NOTES
00	ST EARTH PC	12 Jan 2018	TR3	General observations.	No comment.
01	LICHFIELDS ON BEHALF OF BOURNE LEISURE	11 Jan 2018	S4-4.1. SD2, NE1, NE5, EX1	<ol style="list-style-type: none"> 1. Section 4, paragraph 4.1 - seek added reference to recognition of the ability to mitigate harm; 2. Policy SD2: Design and Layout of Residential Development - seek added reference so that consideration is given to ensuring no harmful impacts on amenity and adjacent land uses; 3. Policy NE1: Local Gaps - seek additional reference to allow for developments within the local gap which are essential because of their location or need; 4. Policy NE5: Riviere Towans Chalets - seek added reference so that consideration is given to ensuring no harmful impacts on amenity and adjacent land uses; and, 5. Policy EX 1: Exceptional Non-residential Development Sites - seek added reference so that consideration is given to ensuring no harmful impacts on amenity and adjacent land uses. 	The NPSG considers that the Cornwall Local Plan (CLP) covers the items raised.
02	PERSIMMON HOMES	11 Jan 2018	SD2, SD4, TR4, HB1	<p>SD2 should be amended.</p> <p>SD4 over-supply of parking.</p> <p>TR4 redundant.</p> <p>HB1 not in line with NPPF.</p>	<p>SD2: The reference to Policies 13 & 14 should be changed to 12 & 13. The NPSG does not support other changes.</p> <p>SD4: The NPSG noted the concerns of residents regarding parking. The NPSG does not propose an amendment.</p> <p>TR4: Hayle has unique traffic issues due to its linear nature with two town centres. The NPSG is very concerned about traffic issues and consulted with Cornwall Council experts. The NPSG does not propose an amendment.</p> <p>HB1: With a substantial part of Hayle within a World Heritage Site, protection of heritage is extremely important and strongly supported during public consultations. The NPSG does not propose an amendment.</p>
03	DAVID LOCK ASSOCIATES/ SENNYBRIDGE HAYLE	11 Jan 2018	SD1, SD2, SD4, SD6, NE1, NE2, NE7, NE10, NE13, HB1, ST1	This response is identical to that made for the Regulation 14 consultation. Please refer to that.	As this response is word-for-word identical to the Regulation 14 consultation, the NPSG has addressed all of these items in its Consultation Statement. The NPSG's view is that the development proposed on Riviere Farm is both inappropriate and unlikely to be successful for a number of reasons not cited in our responses. The history of this site starts with ING obtaining the harbour and associated land following a default of the previous owner. After a lengthy period, ING submitted an outline application for the harbour which did not include Riviere Farm but did include land protected by Penwith Policy TV2 behind Clifton Terrace. Their application included an electric gate that would prevent vehicles from the new development of 1,034 dwellings gaining access to Churchtown Road, which passes through Phillack. Buses would be allowed. After much debate, Penwith District Council supported the outline plan, including the loss of TV2 land (required to make the development 'viable') and it was passed to the Secretary of State – who did not object. Having previously very reluctantly acceded to the loss of protected land, the NPSG was not sympathetic to further loss proposed by this response – especially as no attention has been paid to the traffic problems through Phillack and the junction onto the B3301.
04	GLADMAN DEVELOPMENTS	11 Jan 2018	SD1, SD6, NE1, NE10, TR3, CW3	<p>SD1 should go further.</p> <p>SD6 evidence required.</p> <p>NE1 not protecting Angarrack and Phillack.</p> <p>NE10, TR3, CW3 wording change</p>	<p>SD1: The NPSG does not propose an amendment.</p> <p>SD6: The NPSG does not propose an amendment.</p> <p>NE1: The policy is intended to protect the villages of Angarrack and Phillack and also Foundry. The Foundry area is a central part of the World Heritage Site and the previous policy TV2 included protection for Foundry. There is a great deal of heritage restoration taking place within the WHS, including a £4 million project at Harveys' Foundry, and the protection of the Foundry area is considered extremely important. This was recognised in a rejected appeal by Linden Homes who sought to build in one of the old TV2 areas to the south of Foundry.</p> <p>NE10, TR3, CW3: The NPSG would accept the change from 'permitted' to 'supported', if necessary.</p>
05	MR BRIAN SEAGROVE	11 Jan 2018	SD1	SD1 boundary change.	SD1: When the NPSG reviewed the built-up area following consultation comments, we used the guidance of the Planning Officer in the Refusal Notice for PA17/04429. The officer stated: "The construction of a new dwelling on this site would constitute intrusive new built development into a prominent undeveloped area, which would represent a visual expansion and consolidation of the built form, outside of the limits of a settlement, which, together with associated paraphernalia will cause harm to the character and appearance of the wider rural setting, detrimental to visual amenities of the area." The NPSG noted that the area to the north of the road was all undeveloped and corrected the boundary accordingly.

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06	SIMPLY PLANNING/ CRANFORD (HAYLE) LLP	11 Jan 2018	SD1 – map BE4, NE10, EX1	SD1 boundary inconsistent BE4 too restrictive NE10 extant planning consent EX1 class change	SD1: Although both sites mentioned do have planning consent, there was much local opposition to the development on the Cranford's site on Marsh Lane. Recognising that the developer may not proceed with development prior to the expiry of the consent, the NPSG was minded to support the view expressed during local consultation that the site should not be developed. If the development progresses, the built-up area boundary can be amended. Also, the Rugby Club site is brownfield while the Cranford site is not. BE4: Recognising the huge damage caused to Penzance town centre by multiple out-of-town food retail outlets, the Hayle plan has sought to restrict out-of-town food retail. NE10: See SD1 above. EX1: The NPSG does not agree with this comment.
07	PRINCIPAL PUBLIC SPACE OFFICER - LANDSCAPE	05 Jan 2018	BE2, BE4, NE1, NE3, NE4, NE6, NE7, NE8, NE9, NE11, NE13	BE2: definition of 'harmful development' BE4: assessments needed NE1: evidence NE3: mitigation NE4: route for access NE6: detail required NE7: green corridor NE8: planting of trees NE9: additional reference NE11: assessment NE13: monitoring	BE2: The NPSG does not propose any change. BE4: The NPSG does not propose any change. NE1: The NPSG does not propose any change. NE3: The NPSG does not propose any change. NE4: The NPSG does not propose any change.. NE6: Policy deleted. NE7 (now NE6): The NPSG does not propose any change. NE8 (now NE7): The NPSG does not propose any change. NE9 (now NE8): The NPSG does not propose any change. NE11: Policy deleted. NE13: (now NE10): The NPSG does not propose any change.
08	ENVIRONMENT AGENCY	04 Jan 2018	NE1, NE2, NE6, NE9, NE10	Support	No comment.
09	PUBLIC HEALTH	03 Jan 2018		General response	No comment.
10	NATURAL ENGLAND	03 Jan 2018	NE2, NE3, NE10, ST2	NE2: wording NE3: geodiversity NE10: wildlife sites ST2: ancillary	NE2: The respondent appears to be using an older version of the plan. NE3: The NPSG would support the addition of 'Geodiversity'. NE10: The NPSG does not agree with this comment. ST2: The NPSG does not agree with this comment.
11	AFFORDABLE HOUSING	03 Jan 2018	SD3	SD3 add wording	No comment.
12	DEVON & CORNWALL POLICE	02 Jan 2018		Support	No comment.
13	PRINCIPAL PUBLIC SPACE OFFICER – OPEN SPACE	29 Dec 2017	SD2	Comment.	No comment.
14	SAVILLS DIOCESE LOCATION PLAN	21 Dec 2017	See #15	See #15	See #15
15	DIOCESE RESPONSE FROM SAVILLS	19 Dec 2017	SD1-Support NE1-Object	NE1 objection on the basis that the land is not in the WHS or Conservation Area.	The Penwith Local Plan was in operation from 2005 until the Cornwall Local Plan was adopted in November 2016. An important policy for Hayle was TV2 which protected land around towns and villages to prevent infill and to maintain historic settlements as distinct. Policy NE1 provides a similar function and is particularly important for the historic settlement of Phillack. Our NDP has supported the Cornwall Council DPD allocation of land which provides sufficient land to greatly exceed the housing allocation for Hayle up to 2030. Consequently, the Steering Group is strongly in favour of protecting the NE1 land and this received strong public support during consultation.
16	HIGHWAYS ENGLAND	18 Dec 2017	TR1-TR5	Supportive.	No comment.
17	MR STEVE HUDSON/ LUDGVAN PC	14 Dec 2017		No Objection	No comment.
18	MRS VIDA PERRIN/ GWINEAR GWITHIAN PC	12 Dec 2017		No Comment	No comment.
19	ST IVES TC	11 Dec 2017		No Comment	No comment.
20	CORNWALL FIRE & RESCUE	08 Dec 2017		General response	No comment.
21	EDUCATION INFRASTRUCTURE	04 Dec 2017		Introduction – minor change in text requested.	We support the minor change requested.
22	SWW RESPONSE	24 Nov 2017		Noted	No comment.
23	MARINE MANAGEMENT ORGANISATION (MMO)	23 Nov 2017		General response	No comment.