

Penwith District Council
Hayle Area Action Plan

Issues and Options

**Response to Public Consultation /
Progression of Area Action Plan**

Presentation to Hayle Area Plan Partnership
Management Team
25 July 2008

Hayle Area Action Plan

Background

- **Issues and Options Paper**
- **Consultation January – March 2008**
- **281 completed questionnaires**
- **180 other representations**
- **Plus consultee comments**
- **Collated and analysed**
- **Pointers for progression**
- **Report to SEE Committee 30 July**

Hayle Area Action Plan

Feedback

- **General support for regeneration and development, but...**
- **Concerns about:**
 - **Scale of development proposed**
 - **Need for appropriate level and balance of development**
 - **Current lack of and requirement for supporting infrastructure, facilities and services to meet community needs**

Hayle Area Action Plan

Feedback

- **Vision and Objectives supported, but...**
- **Need to emphasize:**
 - **Environmental issues**
 - **Biodiversity (protection and new opportunities)**
 - **Green infrastructure provision**
 - **Exploitation of green energy**
 - **Affordable housing**
 - **Sustainable employment opportunities**

Hayle Area Action Plan

Feedback

- **Harbour supported as key development opportunity, but...**
 - **Notable measure of opposition to associated greenfield development**
 - **Corresponding support for consideration of alternative opportunities**

Hayle Area Action Plan

Feedback

- **Support for development of suggested 'broad growth area':**
 - **Penpol Road – St George's Road – High Lanes – Viaduct Hill 'corridor'**
 - **Potential Sites H14-23**

Hayle Area Action Plan

Feedback

- **Support for development of all sites within 'broad growth area' for housing, but...together with:**
 - **Educational infrastructure (H14-17)**
 - **Community facilities (H14, H16)**
 - **Sports / leisure facilities (H14-17, H18, H21-23)**
 - **Extra care housing (H14-17, H19) (plus H28)**

Hayle Area Action Plan

Feedback

- **Further afield, little support for development of land:**
 - **Beyond A30 Hayle Bypass (H29)**
 - **At Riviere Farm / Phillack area (H10-12) (but...White-Water Sports Centre)**
 - **Surrounding / overlooking Lelant Water (H24, H39, H40)**
 - **Off Water Lane / Mellanear Road (H24-27, but...H28?)**
 - **Between Marsh Lane and Angarrack (H34)**

Hayle Area Action Plan

Feedback

➤ But...support for:

- Strategy focusing industrial / business uses in vicinity of St Erth roundabout (H36-37, H41-42, and...H38?)
- Employment development in Loggans Moor – Marsh Lane area (H30-33)

➤ Together with:

- More centralised employment opportunities (live/work)

Hayle Area Action Plan

Feedback

- **Within the town, support for:**
 - **Development of previously-developed sites**
 - **Harbour - key opportunity (housing, employment, shopping)**

Hayle Area Action Plan

Feedback

➤ **Plus:**

- **Foundry – heritage centre, business**
- **R & J Supplies – housing, emergency services / health centre, shopping, sports /leisure (cinema), business (live/work)**
- **Hawkin's Motors – recreation / open space, housing**
- **Daniel's Supermarket – shopping, housing, business**

Hayle Area Action Plan

Feedback

➤ **Plus:**

- **Atlantic Motors – Housing, recreation / open space, shopping, business**
- **Central Garage – housing, shopping, business**
- **Loggans Mill – housing, business**

Hayle Area Action Plan

Feedback

➤ But... need to ensure:

- Supporting infrastructure, facilities and services
- Range of integrated community, entertainment, and sports / leisure facilities (e.g. HAC, cinema)
- Public transport improvements (e.g. station)
- Safeguarding of land for school expansion / new provision
- Provision for healthcare and emergency services

Hayle Area Action Plan

Progression

- **Cornwall LDF:**
 - **Local Development Scheme**
 - **Priority – Cornwall Core Strategy**
 - **Functional areas (Community Networks?)**
 - **Hayle – role, function, potential?**
 - **Level of development? (RSS / capacity / land availability / alternative strategies?)**
 - **Hayle Area Action Plan?**

Hayle Area Action Plan

Progression

➤ Ongoing Work:

- Site assessment (opportunities, constraints)
- Transport Study / Strategy (accessibility, traffic impact, mitigation measures, including public transport, e.g. station)
- Other Infrastructure
 - Schools (CCC)
 - Healthcare (PCT / GPs)
 - Emergency services (Fire, others)
 - Community facilities (HAC)
 - Other (town centre facilities, e.g. cinema)

Hayle Area Action Plan

Progression

- **Not forgetting...**
 - **Hayle Harbour**
 - **Outline Planning Application**
 - **Ongoing assessment / pending determination**
 - **Need for consideration / coordination as part of AAP**
 - **Public opinion**

Hayle Area Action Plan

Progression

➤ Next Steps:

- Dependent upon RSS / Cornwall LDF
- Further reports (RSS, LDS, HAAP)
- Preparation of indicative 'concept' plan (Growth Area) for Hayle
- Community involvement
- Refinement of options
- Formulation of 'preferred' options

Hayle Area Action Plan

Gypsies & Travellers

- **Cornwall LDF / LDS**
- **Gypsies & Travellers DPD**
- **Multi-disciplinary team**
- **Coordinated site identification, delivery, management**
- **Cornwall-wide network**
- **Work on Hayle AAP 'put aside' pending review**

Hayle Area Action Plan

Discussion

Questions?

For further information please contact:

David Clough
Sustainable Development Policy Officer

Penwith District Council

Tel: (01736) 336700

Email: david.clough@penwith.gov.uk