

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:**

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