

Penwith District Council



Penwith Local Development Framework

Hayle Area Action Plan 2006 - 2026

Issues and Options Summary & Overview of Representations (Public Consultation 17 January – 25 March 2008)



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Produced by:

Sustainable Development Policy Team
Sustainable Development and Improvement
Penwith District Council
St Clare
Penzance
Cornwall
TR18 3QW

Tel: (01736) 336554

Fax: (01736) 336566

Email: policyteam@penwith.gov.uk

Web: www.penwith.gov.uk/planningpolicy

For further information or advice please contact:

David Clough
Sustainable Development Policy Officer
Tel: (01736) 336700
Fax: (01736) 336566
Email: david.clough@penwith.gov.uk

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large print, Braille or a language other
than English, please contact us on
0800 085 8900**

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Issues & Options Consultation (17 January – 25 March 2008)

Representations – Summary

Ref	Key Issues	Key Points
1	Hayle Cricket Club	Concern about proposed retention and protection of Cricket Ground; need for provision of guaranteed income through developer contributions; alternatively include as potential development land
2	Gypsies and Travellers	Objection to potential sites off Water Lane; devaluation of property; increase in crime; burden on infrastructure and facilities; adverse visual effect; availability of alternative sites without impacting on existing householders (Marsh Lane area suggested); diminishing rights and quality of living; first priority to local people and key workers; alternative use of potential sites for affordable housing
3	Gypsies and Travellers	Objection to potential sites off Water Lane (Sites H25, H26, H27) and Mellanear Road (H28); area of higher Council Tax bands; access deficiencies / dangerous highway conditions at Water Lane; financial burden on local authority; Site H28 possibly required for other development / infrastructure improvements; alternative sites away from residential areas and with good access to town centres and schools (Sites H22 and H23, off Strawberry Lane, suggested)
	Infrastructure	Site H28 possibly required for infrastructure improvements
4	Gypsies and Travellers	Objection to potential sites off Water lane; location next to residential area will cause problems; previous experience of adverse effect of sites elsewhere; existing traffic problems and access restrictions in Water Lane; devaluation of property
5	Gypsies and Travellers	Objection to potential sites off Water Lane; sites unsuitable; negative environmental impact; access deficiencies at Water Lane; high Council Tax; noise nuisance / child welfare issues due to proximity to bypass
6	Gypsies and Travellers	Objection to potential sites off Water Lane; unsuitable location; no facilities (shops / schools / play area / youth facilities / doctors / dentists) within walking distance; no 24 hour police station or fire station
7	Gypsies and Travellers	Objection to potential sites off Water Lane; Government directives not in best interests of local people; aspirations for alternative use as play area (current lack of safe and convenient place for children to play); lack of facilities in area; limited bus route; limited shopping provision in town; lack of facilities in town (cinema, indoor pool, leisure facilities)
	Children's Play Area	Aspirations for alternative use of land at Water Lane as children's play area; current lack of safe and convenient place for children to play
	Facilities and Services	Lack of facilities in area (limited bus route); lack of / limited facilities in town (limited shopping provision, no cinema, no indoor pool, no leisure facilities in town, doctors' surgeries at capacity)
8	Gypsies and Travellers	Objection to potential sites off Water Lane; detrimental effect on tourism and prosperity of local area

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Ref	Key Issues	Key Points
9	Gypsies and Travellers	Objection to potential sites off Water Lane; no access (within walking distance) to local amenities
10	Gypsies and Travellers	Objection to potential sites off Water Lane; no access (within walking distance) to local amenities
11	Gypsies and Travellers	Objection to potential sites off Water Lane; Government objective naïve, simplistic and unworkable; Gypsies and Travellers are itinerant section of population who do not want to be settled; access deficiencies / dangerous highway conditions at Water Lane; disincentive to investment in / reduction in attraction of area; effect on Council Tax (threatened non-payment); considerable expenditure on site infrastructure required; queries re future management; alternative location at St Erth suggested (Site H41), being away from settled community, close to good communications (road and rail), easy to police, and close to facilities and employment opportunities
12	Gypsies and Travellers	Objection to potential sites off Water Lane; adverse effect on regeneration / tourism (through visual impact of sites); access deficiencies / dangerous highway conditions at Water Lane (insufficient lighting, no pavements, need to consider child safety); inadequate sewerage arrangements; effect on Council Tax; proposal for junction better suited; Sites H27 and H28 on flood plain and area of shallow mining; radon area (homes above action level); infrastructure already stretched (schools full, limited police service, no local fire service, doctors' surgery under pressure; alternative use of potential sites for affordable housing, plus school and local services; alternatives, more suitable, sites available at Towans, Joppa, Strawberry Lane, Wheal Alfred (including Sites H21 and H22)
13	Gypsies and Travellers	Objection to potential site off Mellanear Road; reduction in property value; anti-social behaviour; too close to residential properties; increased anxiety among residents (older age group); two lifestyles would not co-exist; alternative site at St Erth suggested (Site H42)
14	Gypsies and Travellers	Objection to potential sites off Water Lane (no reasons provided)
15	Gypsies and Travellers	Objection to potential site off Mellanear Road (H28); greenfield site; lack of infrastructure; access deficiencies / dangerous highway conditions at Mellanear Road; proximity to residential properties; remote from facilities and services; limited bus service; proximity to holiday complex; alternative sites at Marsh Lane suggested (Sites H31, H32, H33)
16	Gypsies and Travellers	Objection to potential sites off Water Lane (Sites H25, H26, H27) and Mellanear Road (Site H28); evidence from media portrayal of adverse effect (pollution, waste, trouble, expense of clean-up); visually prominent; potential pollution of streams and Millpond from water from Site H28; reliance on tourism / public safety compromised
17	Gypsies and Travellers	Objection to potential sites; unsuitable location close to residential area; de-stabilization of tranquil

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		environmental
18	Gypsies and Travellers	Objection to potential sites; no need; highly visible sites / adverse visual impact; remote from facilities and services; adverse effect on business / tourism
19	Gypsies and Travellers	Objection to potential Site H25 off Water Lane; access deficiencies / dangerous highway conditions at Water Lane; lack of infrastructure (sewerage and water); unsuitable topography (sloping, poor drainage); safety considerations relating to proximity to A30; visual impact (difficult to assimilate into local surroundings); poor residential environment (noise and light pollution from A30); adverse effect on existing residential properties (noise and disturbance from site activity); pleasant well used agricultural site recovering from previous disturbance
20	Gypsies and Travellers	Objection to potential sites off Water Lane; no need; environmental damage; additional traffic; access deficiencies / dangerous highway conditions at Water Lane
21	Gypsies and Travellers	Objection to potential sites off Water Lane (Sites H25, H26, H27) and Mellanear Road (Site H28); lack of / remote from facilities and services; queries re management and policing issues; access deficiencies / dangerous highway conditions at Water Lane and surrounding highway network; queries re infrastructure provision (sewerage and water, waste disposal); visual impact; public health issues; incompatibility between travelling and settled communities; loss of property value (queries re compensation); alternative use as children's play area / location for Hayle Activity Centre suggested; adverse effect on tourism; erosion of quality of living, working and leisure environment
	Children's Play Area	Suggested alternative use of land at Water Lane as children's play area
22	Gypsies and Travellers	Objection to potential sites; lacking / limited / pressurised local facilities and services; effect on Human Rights; evidence of distress and animosity elsewhere; adverse effect on tourism; queries re employment opportunities; incompatibility / conflict between settled and travelling communities; devaluation of property; concerns for vulnerable and distressed older age group
23	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; incompatibility / conflict between settled and travelling communities; disturbance from use of sites; conflict with stated regeneration aims for town; provision of sites will encourage increased visits by Traveller groups; opportunities for alternative sites away from residential areas; access deficiencies / dangerous highway conditions at Mellanear Road; adverse impact on tourism; likely increased Council Tax due to funding requirements
24	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; devaluation of properties; anxiety among older people and children; remote from facilities and services; access deficiencies / dangerous highway

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Ref	Key Issues	Key Points
		conditions at Mellanear Road; exacerbation of traffic problems; lack of play areas for children
25	Gypsies and Travellers	Objection to potential sites off Water Lane; access deficiencies and dangerous highway conditions at Water Lane; exacerbation of traffic problems; devaluation of property; query re compensation; disincentive to investment / regeneration; query re funding for necessary infrastructure investment; query re operation and management of site; alternative rural location suggested (close to small school and employment opportunities, with quieter and safer environment); alternative location at St Erth suggested (Site H41), being away from settled community, close to good communications (road and rail), easy to police, and close to facilities and employment opportunities
26	Gypsies and Travellers	Objection to potential sites; inadequate infrastructure; adverse visual impact; devaluation of properties; experience of trouble elsewhere; query re operation and management of site
27	Gypsies and Travellers	Objection to potential sites; devaluation of property; social and criminal problems; query reduction in Council Tax; query need for extra policing, clean-up; availability of alternative sites
28	Gypsies and Travellers	Objection to potential sites; devaluation of properties; social problems
29	Gypsies and Travellers	Objection to potential sites; remote from facilities and services; alternative use of sites as children's play area suggested
	Children's Play Area	Suggested alternative use of land at Water Lane as children's play area
30	Gypsies and Travellers	Objection to potential sites; awareness of associated problems; concern about financial implications of provision and management
31	Gypsies and Travellers	Objection to potential sites off Water Lane; devaluation of properties; increased crime and disorder; inadequate Police resources; incompatibility between settled and travelling communities; inappropriate location close to residential area; Traveller preference for isolation; access deficiencies and dangerous highway conditions at Water Lane; danger to traffic on A30 (objects from site)
32	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; devaluation of properties; alternative locations available; evidence of associated problems from media coverage; adverse impact on tourism; pollution to stream and Millpond
33	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; devaluation of properties; increased anxiety amongst older people; remote from facilities and services; access deficiencies and dangerous highway conditions at Water Lane; lack of children's play area
	Children's Play Area	Lack of children's play area in Water Lane area

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Ref	Key Issues	Key Points
34	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; access deficiencies and dangerous highway conditions at Water Lane; adverse visual / environmental effect; fears about disturbance, overcrowding and unrestricted/illegal business activity; query re monitoring; heightened fear of crime; increased anxiety
35	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; access deficiencies and dangerous highway conditions at Water Lane; adverse visual / environmental effect; fears about disturbance, overcrowding and unrestricted/illegal business activity; query re monitoring; heightened fear of crime; increased anxiety
36	Gypsies and Travellers	Objection to potential sites; query requirements of Gypsies and Travellers; inadequate existing infrastructure; query re funding for extra policing and clean-up
37	Gypsies and Travellers	Objection to potential sites; query re need for sites; blight; strain on over-stretched services; concerns about upkeep of sites and adverse visual impact; fears for safety of local residents and possessions
38	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; access deficiencies and dangerous highway conditions at Water Lane; adverse visual / environmental effect; fears about disturbance, overcrowding and unrestricted/illegal business activity; query re monitoring; heightened fear of crime; increased anxiety; suggested operational / management restrictions
39	Gypsies and Travellers	Objection to potential sites (no reasons stated)
40	Gypsies and Travellers	Objection to potential sites; no need in Hayle area; suitable alternative locations elsewhere in Penwith, away from residential areas; exacerbation of existing deprivation; adverse economic / tourism impact; devaluation of property
41	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road (no reasons provided)
42	Gypsies and Travellers	Objection to potential sites off Water Lane; need to provide / failure to identify additional facilities / infrastructure improvements in area; siting on farms suggested if needed to meet employment needs
43	Gypsies and Travellers	Objection to potential sites in Hayle area; suggestion of using waste land in more remote locations
44	Gypsies and Travellers	Objection to potential sites off Water Lane (Sites H25, H26, H27) and Mellanear Road (Site H28); adverse effect on tourism
45	Gypsies and Travellers	Objection to potential sites in Hayle; retrograde step to suggest site in residential area; conflict with regeneration aims for town

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46	Environment / Biodiversity	Lack of consideration of biodiversity / sustainable development issues; concerns about impact on estuary through development and activities; opportunity to create wildlife reserve
47	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; access deficiencies and dangerous highway conditions, including close proximity to A30; detrimental effect on tourism; lack of school capacity for additional intake of children; devaluation of properties; extra strain on local amenities and jobs; suggested alternative sites at Marsh Lane, and also Rospeath Lane at Crowlas
48	Gypsies and Travellers	Objection to potential sites off Water Lane; threat to personal safety and property; devaluation of property; adverse effect on tourism / economy of town; potential danger to motorists on A30 (debris from site); identification of alternatives site urged
49	Educational Infrastructure	Site H16 considered suitable for educational use
	Emergency Service Provision	Site H35 considered suitable as operational base for emergency services
	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road (Sites H25, H26, H27, H28); remote from facilities and services; alternative sites Site H31 and H42 suggested as being superior due to proximity to facilities and services and ease of access; inevitable friction between settled and travelling community; devaluation of property; query re reduction in Council Tax / compensation
50	Gypsies and Travellers	Objection to potential sites; experience of sites elsewhere in country; adverse effect; expense of site clearance
51	Gypsies and Travellers	Objection to potential sites; reference to past experience of unsuccessful site provision; deteriorating standards; adverse visual effect; query re monitoring and maintenance
52	Gypsies and Travellers	Objection to potential sites at Hayle; disadvantageous to regeneration
53	Environment / Biodiversity	Lack of emphasis on biodiversity; lack of appreciation of importance of natural environment; need for additional detail about to be enhanced and protected; need for biodiversity to be included in <i>Vision</i> (Q.7/8); conflict between <i>Objectives</i> and importance of sites for wildlife (Q.9/10); disturbance to wildlife of Copperhouse Pool from proposed road/bridge (harbour redevelopment proposal) and walkway
54	Environment / Biodiversity	Attention drawn to natural resource and supported wildlife at estuary and Carnsew / Copperhouse Pools; potential to make this resource a central attraction; tourism benefits; caution re over-development, insensitive planning and global warming; opportunity to show responsibility to preserve heritage; existing problem of disturbance to wildlife from activities; additional pressure from proposed walkway; need to provide amenities for general public rather than few involved in water-sports; need to reconsider plans

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Ref	Key Issues	Key Points
		and adopt more sensitive approach to future management of environment
55	Environment / Biodiversity	Concerns about detrimental effect of proposals on wildlife of the Hayle estuary; nationally important site; currently no proposals considered in Area Action Plan to provide any benefit to wildlife of estuary environment; existing disturbance to birds on estuary; need for development to respect and support quiet enjoyment of wildlife in area
56	Gypsies and Travellers	Objection to potential sites off Mellanear Road; existing trouble-free area; probably increase; devaluation of property; concerns about safety of pets; disturbance from activities; overall poor reputation of Gypsies; alternative sites suggested at Pathway Fields and Humphry Davy Lane (opposite Bodriggy School); adverse effect on local businesses and tourism
57	Gypsies and Travellers	Objection to potential sites in Hayle (no reasons stated)
58	Environment / Biodiversity	Insufficient regard to environmental and wildlife issues; concern about potential adverse effect on estuary and environs from development; attention drawn to recent pollution incident at Millpond (diesel spillage); need to consider damage from sporting activities; duty to preserve precious wildlife habitat for future generations
59	Gypsies and Travellers	Objection to potential sites off Mellanear Road; no reasons stated bar anxiety and vulnerability
60	Gypsies and Travellers	Objection to potential sites; access deficiencies and dangerous highway conditions at Mellanear Road (narrow road, little or no pavement, speeding vehicles), hazardous for pedestrians; need for improvements
61	Gypsies and Travellers	Objection to potential sites in Hayle; experience of Travellers site elsewhere; concerns about lack of care for environment (rubbish); disruption in local schools; views about increased crime rates; devaluation of property; adverse effect on tourism; suggestion for alternative locations on brownfield sites remote from local community
62	Gypsies and Travellers	Objection to potential sites in Hayle; concerns about adverse effects (rubbish, security)
63	Gypsies and Travellers	Objection to potential sites in Hayle; suggestion for sites remote from town
64	Gypsies and Travellers	Objection to potential sites in Hayle; incompatibility with improving image of town; devaluation of property; adverse effect on tourism; adverse effect on environment (litter, etc); disruption in local schools; concerns about increased crime, over-stretched Police; reference to personal experience of Gypsies and Travellers
65	Gypsies and Travellers	Objection to potential sites off Water Lane; too close to residential properties; preference of Gypsy community for remote locations; disagreement re requirement for accessibility to schools and public

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Ref	Key Issues	Key Points
		transport; devaluation of property; query re reduction in Council Tax; suggestion that sites be located away from residential properties
66	Environment / Biodiversity	Lack of reference to wildlife conservation; possible adverse effect from development proposals; particular concerns about proposed waterside walkway at Copperhouse Pool and increased pressure on / disturbance to birds; loss of urban green space / inter-tidal habitat; need to conserve / create habitat; need for environmental impact assessment; proposals should be aimed at enhancing not diminishing value of area
67	Environment / Biodiversity	Inappropriate focus of employment development around St Erth roundabout; conflict with environmental aims; reconsideration urged
68	Gypsies and Travellers	Objection to potential sites in Hayle (no reasons stated)
69	Gypsies and Travellers	Objection to potential sites off Mellanear Road; additional traffic; pressure on local facilities
	Highway Network	Existing traffic problems (particularly HGVs) on Mellanear Road; need to initially address existing problems; support for new junction onto A30 from Mellanear Road
70	Environment / Biodiversity	Insufficient regard to wildlife issues; threat to wildlife from development proposals; Insufficient regard to wildlife issues, including how estuary, harbour Copperhouse Creek and Carnsew Pool can be better protected and safeguarded
71	Gypsies and Travellers	Objection to potential sites off Water Lane; adverse effect on quietness and serenity of semi-rural location; requirement for road improvements and services will change character of area; increased traffic on rural roads; need to walk through residential estate to get to shops and services; disturbance to wildlife (RSPB site); reinforcement of perception that Hayle run-down; concerns about increased crime and anti-social behaviour; needs for quality development to attract investment
72	Environment / Biodiversity	Preservation of natural heritage not addressed; estuary is important habitat; concern that water sports would be damaging to fragile habitat without appropriate management strategies; suggestion re amalgamation of sustainable tourism and habitat protection; need for ecological survey
73	Environment / Biodiversity	Concerns about effect of development proposals on local wildlife habitats; risk of damaging estuary wildlife through raised expectations about water sports activities; concerns about impact of increased local and tourist recreation at Towans on ecologically sensitive area and habitats; conservation of wildlife and habitats should be first consideration; lack of proposals to provide benefits to wildlife
74	Gypsies and Travellers	Objection to potential sites off Water Lane; adverse effect, through proximity, on attractiveness and

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Ref	Key Issues	Key Points
		operation of holiday complex
75	Gypsies and Travellers	Objection to potential sites off Water Lane (Sites H25, H26, H27) and Mellanear Road (Site H28); concern for environment; conflict with regeneration proposals; disincentive to investment; reference to problems in other local authority areas; suggestion for alternative site at St Erth (Site H41), closer to road, school and amenities; query re cost of infrastructure provision for sites; query re source of funding
76	Gypsies and Travellers	Objection to potential sites; damning effect on community (increased crime); query re employment opportunities; travelling community must integrate with settled communities
77	Gypsies and Travellers	Objection to potential sites; idea to upgrade not downgrade town; devastating impact on area
78	Environment / Biodiversity	Increased pressure from development; lack of beneficial provision for the protection of wildlife and habitat; inappropriate provision for water sports / extreme sports at estuary and Towans; MCTI Area Plan not representative of local views; need to concentrate / base development on existing assets; need for plans to be put in place to mitigate against any detrimental effects of increased pressure on wildlife; suggested idea of creating a country park (possibly Site H11) to provide public access to open space but also area for recreational activities, to reduce pressure on / create buffer zone for more environmentally sensitive areas (Towans and estuary) ; suggested protection and enhancement of Sites H30 and H31 (considered unsuitable for development due to floodplain) to offset any loss of inter-tidal estuarine habitat; increased disturbance at Copperhouse Pool
79	Gypsies and Travellers	Objection to potential sites; disincentive to investment in town; social stigma created by Travellers site; suggestion that site located further away from development area; alternative Sites H30 and H31 suggested due to being within walking distance of local shops, retail park and services in Hayle and Connor Downs
80	Gypsies and Travellers	Objection to potential sites; town already run down; discouragement to tourists; insufficient local employment
81	Environment / Biodiversity	Insufficient reference to protection of importance wildlife areas at estuary and Towans; incompatibility between scale of development proposed and protection and enhancement of wildlife; too much focus on increasing public access and activities in sensitive areas; adverse effect on bird life; detriment to peaceful nature of area; disappointing if Hayle Area Action Plan failed to recognize the value of Hayle natural havens; lack of consideration for wildlife of Copperhouse Pool through inappropriate waterside walkway proposal; amend Vision to take into account of importance of wildlife; greater emphasis on managing access to sensitive areas; need to look at ways of buffering sites against the impacts of development and access

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Ref	Key Issues	Key Points
82	Gypsies and Travellers	Objection to potential sites; reference to Travellers travelling rather than settled lifestyle; concerns about increased crime
83	Environment / Biodiversity	Lack of specific references to maintenance and preservation of biodiversity; appreciation of unspoilt and peaceful aspect of Penwith important to tourism industry;; important that future developments / facilities do not impinge upon / disturb inter-tidal areas or undermine the sustainability of estuarine habitat; need for care in siting of any waterside walkway at Copperhouse Pool; concern about impact of proposed outdoor activity centre at Phillack Towans on fragile habitat; need for environmental impact assessment before encroaching upon sensitive and vulnerable area
84	Gypsies and Travellers	Objection to potential sites; concern about development of Strawberry Lane area ('rat-run'); adverse effect on tourism; schools, health centre and infrastructure already stretched
85	Environment / Biodiversity	Concerns about effect of development / increased activity on wildlife habitats, especially birds; concern about disturbance from proposed Waterside Walkway; restored harbour area and passage will provide adequate recreational locations; resolve sand build up through restoration of Carnsew flushing system
86	Gypsies and Travellers	Objection to potential sites off Mellanear Road and Water Lane; existing area ideal place to raise family, relatively crime free, with good mix of young families and senior citizens; devaluation of property; concerned and frightened elderly residents; limited accessibility to local amenities and services; access deficiencies and dangerous highway conditions; traffic problems (HGVs) on Mellanear Road; pedestrian safety issues; lack of play facilities
	Children's Play Area	Lack of play facilities in Water Lane area
87	Gypsies and Travellers	Objection to potential sites off Mellanear Road and Water Lane; existing area ideal place to raise family, relatively crime free, with good mix of young families and senior citizens; devaluation of property; concerned and frightened elderly residents; limited accessibility to local amenities and services; access deficiencies and dangerous highway conditions; traffic problems (HGVs) on Mellanear Road; pedestrian safety issues; lack of play facilities
	Children's Play Area	Lack of play facilities in Water Lane area
88	Gypsies and Travellers	Concerns about proximity to residential area; devaluation of property; insufficient resources; reference to Travellers travelling rather than settled lifestyle
89	Gypsies and Travellers	Objection to potential sites off Water Lane; suggested alternative use of land as children's play area; query availability / proximity of local facilities and services; access deficiencies and dangerous highway conditions at Water Plan; additional traffic generation; existing low crime rates will increase; devaluation

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		of property; alternative Site H31, on outskirts of town, suggested; adverse effect on business / tourism
	Children's Play Area	Suggested alternative use of land at Water Lane as children's play area
90	Gypsies and Travellers	Objection to potential sites off Water Lane; access deficiencies and dangerous highway conditions (need for improvements); devaluation of property; query reduction in Council Tax; existing / exacerbated pressure of education, healthcare and emergency services
91	Gypsies and Travellers	Objection to potential sites in Hayle; query need for site in Hayle; adverse visual impact; query provision and maintenance of site and associated infrastructure and services; devaluation of property
92	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; concerns about child safety due to increased traffic (lack of play facilities in area means children play on roads) ; alternative use of sites as play area suggested
	Children's Play Area	Lack of play facilities in Water Lane Area; suggested alternative use of land at Water Lane as children's play area
93	Environment / Biodiversity	Lack of proposals to conserve and enhance SSSI / protect and enhance wildlife of area; wildlife vulnerable to disturbance; concerns about impact of White Water Sports Centre and Waterside Walkway in particular;
	Townscape	Concern about condition of Loggans Mill and Dynamite Quay at Lelant
	Shopping	Inadequate parking facilities at West Cornwall Retail Park
	Park & Ride	Imperative that St Erth Park and Ride provided and operational as soon as possible to relieve traffic congestion / parking problems in St Ives and area generally
	Tourism	Support and ideas for Heritage Centre
	Infrastructure	Need for schools, roads, health facilities as part of development
	Marine Renewable Energy (Wave Hub)	Ecologically sound project; welcomed if bringing prosperity and jobs to area
94	Gypsies and Travellers	Objection to potential sites in Hayle; devaluation of property; query re compensation; query re capacity of local schools, plus adequacy of police, ambulance and fire services; query re discrimination against other groups by specific reference to Irish Travellers
95	Environment / Biodiversity	Need to have regard to natural environment and inclusion of effective wildlife protection; concern about disturbance in estuary from water sports activities; need for plan to protect and enhance, not degrade,

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Ref	Key Issues	Key Points
		biodiversity; opportunity for development alongside wildlife in sensitive manner, subject to assessment; lack of assessment of impact of development on environment
96	Gypsies and Travellers	Objection to potential sites in Hayle; query re evidence of need
97	Gypsies and Travellers	Objection to potential sites in Hayle; not accepted that sites need to be close to local services and facilities; suggested alternative location in countryside
98	Gypsies and Travellers	Objection to potential sites in Hayle; not accepted that sites need to be close to local services and facilities; suggested alternative location in countryside
99	Gypsies and Travellers	Objection to potential sites in Hayle; not accepted that sites need to be close to local services and facilities; suggested alternative locations in countryside
100	Gypsies and Travellers	Objection to potential sites in Hayle; not accepted that need to be in close proximity to local services and facilities; suggested alternative location in countryside
101	Gypsies and Travellers	Objection to potential site at Strawberry Lane; no need for site in Hayle; no evidence of previous visits by Travellers; concerns about social implications (rising crime, anti-social behaviour, degradation of surrounding area; strain on Police); devaluation of property;
	Environment / Biodiversity	Objection to potential development of Site H29; loss of countryside / wildlife area
	Highway Network	Concerns about inadequate road system / additional traffic
102	Gypsies and Travellers	Objection to potential sites in Hayle; devaluation of area / adverse effect on tourism; no evidence of requirement for site (reference to Police reports of only small number of incursions in last 25 years)
103	Gypsies and Travellers	Objection to potential sites in Hayle; no observation of Gypsies and Travellers in area; adverse effect on regeneration of town; suggested alternative sites at Humphry Davy Lane (Sites H16, H17, H18, H19, H20), which are considered more suitable as closer to schools and other facilities and services, including at town centre
104	Environment / Biodiversity	Objection to potential development of Site H31 (designated County Wildlife site - adverse effect on rare species and habitat)
	Open Areas	Objection to potential development of Sites H33 and H34 (part designated Open Area – threat to / loss of identity / rural character of Angarrack)
105	Sports / Leisure Facilities	Lack of / need to provide additional facilities

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106	Gypsies and Travellers	Objection to potential sites in Hayle; reference to dependence on itinerant, transient and Gypsy labour; consequent strain on local services; conflict with settled community; suggested use of employers resources (sites on agricultural/horticultural land, use of redundant farm buildings) without disturbing existing settlements / services; educational implications (friction and disruption); reference to Human Rights; devaluation of property; concerns about future management of site/s
107	Gypsies and Travellers	Objection to potential sites in Hayle; concern that Gypsies and Travellers do not try to integrate into society; concerns about adverse effects of site provision/ use (rubbish); disruption to local schools / children; undesirable behaviour (adults and children); devaluation of property; adverse effect on regeneration of town
108	Gypsies and Travellers	Objection to potential sites in Hayle; concerns about operation / management of sites and adverse effects / disturbance in area; devaluation of property
109	Waterside Walkway	Objection to provision; incomplete route; land ownership / right of way / boundary disputes; loss of privacy; security concerns; disturbance / pollution from lighting; disturbance from use; adverse effect on birdlife; environmental / health hazard (disturbance of polluted sediments in Copperhouse Pool; devaluation of property
110	Gypsies and Travellers	Objection to potential sites in Hayle; dumping ground for people / things no one wants
111	Gypsies and Travellers	Objection to potential sites off Water Lane; disagree with whole concept; reference to experiences / problems elsewhere; concern about adverse effects; no observation of Gypsies in area in past; query re employment opportunities; concerns about integration / potential conflict between settled and travelling communities; suggested alternative location of sites away from residential areas
112	Gypsies and Travellers	Objection to potential sites in Hayle, and particularly Site H28; no observation / awareness of past Traveller visits to Hayle; suggested alternative location of transit site close to permanent site at Penzance; suggested alternative provision on agricultural / horticultural land close to employment opportunities; access deficiencies (concerns about unsuitability of roads for larger vehicles, traffic levels, limited pavements, risk of accidents); limited local facilities; query adequacy of water supplies; adverse visual and environmental effect; query scientific / wildlife value of sites; risk of pollution to local watercourses / Millpond; loss of agricultural land; queries re operation / management of site; limited infrastructure at Hayle; suggested extension of boundary to enable identification of more suitable site
113	Tourism	Objection to potential sites around A30 Roundabout at St Erth; adverse effect on tourism ('gateway to St Ives'); undermines efforts to promote area

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Ref	Key Issues	Key Points
	Gypsies and Travellers	Objection to potential sites at Quay Road / Griggs Hill, Lelant; totally inappropriate; adverse visual effect ('gateway to St Ives'); undermines efforts to promote area; lack of local facilities, including schools, and infrastructure
114	Gypsies and Travellers	Objection to potential sites in Hayle, and particularly off Water Lane; access deficiencies and dangerous highway conditions; need for improvements; reference to HELYP document for full argument
115	Tourism	Objection to potential sites around A30 Roundabout at St Erth; adverse effect on tourism ('gateway to St Ives'); undermines efforts to promote area
	Gypsies and Travellers	Objection to potential sites at Quay Road / Griggs Hill, Lelant; totally inappropriate; adverse visual effect ('gateway to St Ives'); undermines efforts to promote area; lack of local facilities, including schools, and infrastructure
116	Tourism	Objection to potential sites around A30 Roundabout at St Erth; adverse effect on tourism ('gateway to St Ives'); undermines efforts to promote area
	Gypsies and Travellers	Objection to potential sites at Quay Road / Griggs Hill, Lelant; totally inappropriate; adverse visual effect ('gateway to St Ives'); undermines efforts to promote area; lack of local facilities, including schools, and infrastructure
117	Gypsies and Travellers	Objection to potential sites in Hayle; adverse effect on tourism; risk of pollution (from Site H28) on Millpond and supported wildlife
118	Housing	Query re housing requirements; lack of practical thinking to implications of development (need for jobs and social resources and other infrastructure (schooling, health centres, fire brigade) for burgeoning population; concerns about resultant traffic congestion
	Employment	Lack of mention of harbour as employment opportunity
	Tourism	Limited tourist potential; limited community value from cultural and heritage expansion
	Gypsies and Travellers	Lack of health, educational and social resources
	Entertainment	Need for 'things to do' for young people; need for cinema and sports centre as matter of urgency
	Education	Suggestion that land adjoining Penpol School be reserved for educational purposes to enable required expansion
	Car Parking	Need to retain Commercial Road car park for shopper/visitor use to aid town centre

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Ref	Key Issues	Key Points
	Waterside Walkway	Subject of separate letter (no.109)
119	Gypsies and Travellers	Objection to potential sites off Water Lane; access deficiencies and dangerous highway conditions; adverse environmental impact (visual impact of Site H25, unspoilt rural area, Nature Reserve close by); suggested alternative site at St Erth (Site H41), closer to transport links and some facilities (petrol station and shop) and away from settled community; proximity of Sites H25, H26, H27 and H28 to A30 will be a distraction to drivers; increased crime
120	Gypsies and Travellers	Objection to potential sites in Hayle; devaluation of property; concern about inclusion of part St Erth Parish within boundary of Hayle Area Action Plan
121	Area Action Plan Boundary	Concerns about illogical and arbitrary inclusion of land at Lelant; should more appropriately be included in Rural Area Action Plan
	Environment / Biodiversity	Reference to UK Biodiversity Action Plan; need to create and restore intertidal area; obligation to retain all greenfield sites adjoining estuary to allow natural development along flood plains and use green space to buffer SSSI; development intentions of Council in conflict with objectives of UK BAP; need to conserve and enhance area for wildlife rather than pressurise through development; sufficient brownfield sites to obviate need for release of greenfield sites; objection to potential development of greenfield Sites H38, H39, H40, and H42; Site H42 on floodplain so need to exclude; development of other sites inappropriate; need to maintain separate character of Lelant
	Tourism	Objection to development around A30 roundabout at St Erth/Lelant; despoilation of area through development will deter tourists arriving in West Penwith; no justification for White Water Sports Centre (Site H38) anywhere in West Penwith; support for redevelopment of Midway Service Station as motel/restaurant as proposed
	Gypsies and Travellers	Objection to potential development of Site H40; inappropriate; prominent position over estuary; adverse visual impact on approach to West Penwith; adverse effect on tourism
	Emergency Service Provision	Objection to potential development of Sites H38 and H40 for fire/ambulance station; retain for agricultural use
	Footpaths and Cycleways	Attention drawn to deficiencies of SW Coastal Footpath from Hayle to Lelant and need for improvement to ease dangers
122	Employment	Recommendation that Sites H36, H40, and H42 should be developed for employment purposes due to close proximity to public transport and few residential properties in area; reference to high demand for suitable sites / premises

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Ref	Key Issues	Key Points
	Gypsies and Travellers	Objection to potential use of Sites H40 and H42 due to remote location in relation to facilities and services; exclude due to employment potential; query re evidence / need for sites
123	Tourism	Objection to potential development sites around A30 roundabout at St Erth/Lelant; adverse visual impact; would undermine work to promote St Ives
	Settlement Character (Lelant)	Objection to large scale development in environs of Lelant village (sustainable small scale development only to enhance character of village) due to lack of transport infrastructure or required services
	Gypsies and Travellers	Objection to potential site in area of Quay Road/Griggs Hill; adverse visual impact ('gateway to St Ives'); detracts from efforts to promote St Ives to tourists; lack of facilities and services at Lelant; alteration to residential character of village
	Environment / Biodiversity	Reference to important wildlife sites; conflict between proposals and conservation designations; lack of proposals in Hayle Area Action Plan to provide benefit to estuaries wildlife or natural environment
124	Gypsies and Travellers	Objection to potential sites off Water Lane; lack of facilities in area; remote from local amenities; excessive/speeding traffic; need for improved facilities for local residents, including children's play area; devaluation of property
	Community Facilities	Need for improved community facilities in Water Lane area
	Children's Play Area	Need for children's play area in Water Lane area
125	Gypsies and Travellers	Objection to potential sites off Water Lane; concerns about proximity to potential Site H26; unsuitability of Water Lane/Mellaneer Road for sites; concerns about safety and security; access deficiencies and dangerous highway conditions; concerns about pedestrian safety; query re level of past visits to Hayle by Travellers; suggestions for alternative sites in non-residential, rural areas; query re need for proximity to facilities and services
126	Strawberry Lane	Objection to developments at either end of Strawberry Lane; will exacerbate 'rat-run'; will bring chaos and noise and raise safety issues; unspoilt rural area; reference to recent incident involving HGV and pollution incident; impact on wildlife through development of Site H29 particularly
	Environment / Biodiversity	Objection to development of Site H29; impact on visual amenity and wildlife; too much emphasis on greenfield sites
	Affordable Housing	Lack of definition of affordable housing; query re definition / restriction
	Sustainable Development	Lack of details about achieving sustainable development along with investment initiatives

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Ref	Key Issues	Key Points
	Hayle Harbour	Query re contingency if redevelopment scheme doesn't proceed
	Gypsies and Travellers	Reference to / concur with findings of HEYLP campaign document
127	Strawberry Lane	Objection to developments at either end of Strawberry Lane; will exacerbate 'rat-run'; will bring chaos and noise and raise safety issues; unspoilt rural area; reference to recent incident involving HGV and pollution incident; impact on wildlife through development of Site H29 particularly
	Environment / Biodiversity	Objection to development of Site H29; impact on visual amenity and wildlife; too much emphasis on greenfield sites
	Affordable Housing	Lack of definition of affordable housing; query re definition / restriction
	Sustainable Development	Lack of details about achieving sustainable development along with investment initiatives
	Hayle Harbour	Query re contingency if redevelopment scheme doesn't proceed
	Gypsies and Travellers	Reference to / concur with findings of HEYLP campaign document
128	Gypsies and Travellers	Objection to potential sites off Water Lane; adverse visual / environmental effect; access deficiencies; lack of facilities; too close to pleasant residential area and countryside; Gypsies and Travellers do not wish to integrate into community; suggested alternative use of land as children's play area or open ground for youth of Hayle, or community use / affordable housing
	Children's Play Area	Suggested alternative use of land at Water Lane as children's play area
	Community Facilities	Suggested alternative use of land at Water Lane for community facilities
	Affordable Housing	Suggested alternative use of land at Water Lane for affordable housing
129	Tourism	Objection to potential development sites around A30 roundabout at St Erth/Lelant; adverse visual impact; would undermine work to promote St Ives
	Settlement Character (Lelant)	Objection to large scale development in environs of Lelant village (sustainable small scale development only to enhance character of village) due to lack of transport infrastructure or required services
	Gypsies and Travellers	Objection to potential site in area of Quay Road/Griggs Hill; adverse visual impact ('gateway to St Ives'); detracts from efforts to promote St Ives to tourists; lack of facilities and services at Lelant; alteration to residential character of village
	Environment / Biodiversity	Reference to important wildlife sites; conflict between proposals and conservation designations; lack of proposals in Hayle Area Action Plan to provide benefit to estuaries wildlife or natural environment

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Ref	Key Issues	Key Points
130	Tourism	Objection to potential development sites around A30 roundabout at St Erth/Lelant; adverse visual impact; would undermine work to promote St Ives
	Settlement Character (Lelant)	Objection to large scale development in environs of Lelant village (sustainable small scale development only to enhance character of village) due to lack of transport infrastructure or required services
	Gypsies and Travellers	Objection to potential site in area of Quay Road/Griggs Hill; adverse visual impact ('gateway to St Ives'); detracts from efforts to promote St Ives to tourists; lack of facilities and services at Lelant; alteration to residential character of village
	Environment / Biodiversity	Reference to important wildlife sites; conflict between proposals and conservation designations; lack of proposals in Hayle Area Action Plan to provide benefit to estuaries wildlife or natural environment
131	Gypsies and Travellers	Travellers do not need a permanent site to live; reference to knowledge and experience of sites elsewhere and associated problems (increased crime, anti-social behaviour, rubbish, fear); suggestion for 'inland' site
	Infrastructure	Need to put infrastructure in place before housing/employment development; reference to neglect over last 50 years
132	Tourism	Objection to potential sites around A30 roundabout at St Erth/Lelant; will undermine work to make area attractive to visitors and locals alike ('Gateway to St Ives'); adverse effect on tourism; deterrent effect on tourists
	Highway Network	Objection to potential sites around A30 roundabout at St Erth/Lelant; existing traffic tailbacks; additional traffic will add to congestion
	Gypsies and Travellers	Objection to potential sites in area of Quay Road/Griggs Quay; inappropriate; adverse visual impact ('Gateway to St Ives'); adverse effect on tourism; deterrent effect on tourists; lack of / over-stretched facilities and services in Lelant to sustain development
	Environment / Biodiversity	Objection to proposals (as above) in vicinity of Hayle Estuary/RSPB nature reserve (SSSI); important wildlife site; damaging effect on wildlife habitat; conflict with conservation designations
	Settlement Character (Lelant)	Concern about loss of village character
133	Environment/Biodiversity	Lack of consideration of Hayle Estuary (SSSI and RSPB nature reserve); loss of agricultural land and green space to support estuary (Sites H24, H25, H36, H38); objection to White Water Sports centre as inappropriate for estuary

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Ref	Key Issues	Key Points
	Gypsies and Travellers	Objection to potential sites; inadequate places; will cause antagonism and distress; devaluation of property
134	Hayle Rugby Club	Objection to potential relocation to Strawberry Lane (Site H22); lack of infrastructure; access deficiencies (minor roads; on-highway parking at Guildford Road; unsuitability Trevassack Hill; lack of footpaths at High Lanes; Strawberry Lane single track and quiet; Tolroy end narrow and winding; unsuitability for larger vehicles; reference to recent HGV incidents); increased traffic, congestion and danger; policing difficulties; lack lighting; concerns about vandalism and anti-social behaviour; concerns about litter and danger to wildlife; concerns about disturbance from functions and car boots; concerns about insufficient on-site car parking and resultant on-highway parking; comments re suitability of current location, away from residential properties; suggestions for alternative sites (Sites H30 and H31) with better accessibility
	Gypsies and Travellers	Objection to potential sites in Hayle; risk to regeneration; adverse effect on business / tourism; devaluation of property
	Housing	Concerns about scale of housing requirements; inadequate facilities for current population; need for additional facilities before development (manned police station; fire station; doctors' surgery; indoor leisure facilities)
135	Tourism	Adverse effect through proposed development around A30 roundabout at St Erth/Lelant
	Employment	Reference to under-used current premises; query re use of new sites/premises to full capacity
	Gypsies and Travellers	Concerns about impact on RSPB Nature Reserve at Hayle Estuary
	Settlement Character (Lelant)	Reference to previous inappropriate development; character of village being eroded; too many second homes; devaluation of property
	Infrastructure	Lack of facilities and services (school; health centre; single shop)
136	Gypsies and Travellers	Objection to potential sites off Water Lane; concerns about quality of life being compromised; no evidence of previous visits / need; no need for transit site to be close to amenities; reference to previous experience of Gypsies and Travellers; feelings of vulnerability; concerns for vitality / regeneration of town; devaluation of property
137	Gypsies and Travellers	Objection to potential sites in Hayle; conflict between settled and travelling communities; Gypsies and Travellers mobile and do not need to be located close to established communities; potential for sites close to A30 to present hazards to traffic; part Water Lane subject to Tree Preservation Order; availability of alternative brownfield sites; support for submissions of HEYLP campaign

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Ref	Key Issues	Key Points
138	Gypsies and Travellers	Objection to potential sites off Mellanear Road (Site H28); too close to residential area; devaluation of property; suggestion for alternative sites further from amenities; comments on constraints of Site H28 (sloping; requiring landscaping and drainage; visually prominent from A30); concerns about visual impact; concerns about potential for pollution of river and Millpond and adverse effect on wildlife; concerns about financial burden of site provision / maintenance; concerns about noise and disturbance from site activity
139	Gypsies and Travellers	Objection to potential sites in Hayle; concerns about vagrant population; burden on school resources and funds; query re human rights; devaluation of property; adverse effect on tourism; need to address needs of local people
	Housing	Overambitious housing numbers; query whether new homes will bring more unwanted people into town or benefit Hayle residents;
140	Tourism	Concerns about potential sites around A30 roundabout at St Erth/Lelant (visual impact; 'Gateway to St Ives');
	Settlement Character (Lelant)	Character of village dramatically altered through development proposals
	Infrastructure	Inadequate transport infrastructure and services to sustain development
	Gypsies and Travellers	Objection to potential sites at Quay Road/Griggs Hill; entirely inappropriate; lack infrastructure, facilities and services
	Environment / Biodiversity	Reference to RSPB Nature Reserve; concerns about damaging effect of development on wildlife habitat; conflict with conservation designation
141	Tourism	Concerns about potential sites around A30 roundabout at St Erth/Lelant (visual impact; 'gateway to St Ives')
	Settlement Character (Lelant)	Concerns about scale of development; small scale developments might be acceptable; already dangerously overcrowded and congested
	Gypsies and Travellers	Objection to potential sites near Lelant; quite inappropriate (visual impact; 'Gateway to St Ives'); lack of facilities and services (school, healthcare facilities); lack employment opportunities
	Environment / Biodiversity	Concerns about adverse effect on Hayle Estuary (SSSI and RSPB Nature Reserve)
142	Affordable Housing	Useful and imaginative ideas
	Extra Care Housing	Useful and imaginative ideas

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Ref	Key Issues	Key Points
	Hayle Harbour	Support for proposed redevelopment / regeneration; would give community something to be proud of; would bring much needed prosperity and business to town; would reinforce link to rich heritage
	Gypsies and Travellers	Objection to potential sites in Hayle; query re benefit to regeneration of town; no need for facility; no evidence that Travellers visit Hayle; devaluation of property; remove from agenda for regeneration of Hayle
	Hayle Rugby Club	Concerns about proposed relocation (Sites H22 and H23); existing site rich in history; concerns about scale of current activities and unsuitability of sites at Strawberry Lane; inadequate infrastructure to support development (Strawberry Lane narrow and single width; increased traffic; High Lanes busy with school, and dangerous road for pedestrians including children due to lack of footpath; Guildford Road reduced to single width by parked cars; existing parking problem at Football Club with cars parked on roads); availability of alternative sites
	Greenfield Sites	Concerns about overdevelopment and commercialisation of countryside; adverse effect of destruction of countryside on tourism
	Housing	Overambitious housing targets (NB. 5000 new homes erroneously mentioned by writer); adverse effect on community; inadequate infrastructure and services; loss of local cultural identity; town would not cope with influx of people; concerns about second homes
143	Open Spaces	Concerns about future of 'green' at Treveglos (Site H13); reference to existing recreational use; essential to quality of life for families in area
144	Gypsies and Travellers	Query re obligation on Council to identify sites; concerns about non-elected Regional Planning Body; comment about Council's apparent discrimination between Gypsy and Traveller groups; query re Regional Spatial Strategy process and opportunity for representation
	Housing	Concern about burden of Regional Spatial Strategy housing requirements on infrastructure; comments on need to tackle problem of second homes
	Infrastructure	Concern about burden of Regional Spatial Strategy housing requirements on infrastructure
145	Gypsies and Travellers	Objection to potential sites off Water Lane; no need for transit sites to be near to facilities; concerns about hazards posed by proximity to Hayle bypass (noise, fumes, close vicinity to traffic); query re monitoring / management of pitches; concerns about proximity to residential area; query re definition of 'pitch'; query re evidence of need and proposed site distribution in Penwith; query re lack of provision in certain areas (St Ives/Carbis Bay); devaluation of property; extension of boundary of Hayle Area Action Plan requested to enable identification of more appropriate areas/sites; query re inclusion of part of St Erth Parish

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Ref	Key Issues	Key Points
		(location of potential sites) within boundary of Hayle Area Action Plan
146	Gypsies and Travellers	Objection to potential sites in Hayle; concerns about proximity to holiday properties (target for theft); limited police cover; reference to ill-conceived Government policy; devaluation of property; query re compensation
147	Gypsies and Travellers	Objection to potential sites off Water Lane; distressing situation; concern about proximity to settled residential area; suggestions for alternative sites at St Erth and Marsh Lane; concerns about accessibility of sites; access deficiencies and dangerous highway conditions; concerns about management / maintenance of site; concerns about disturbance from vehicular / site activity; concerns about adverse effect on health
148	Gypsies and Travellers	Objection to potential sites off Water Lane; query re assessment of impact on environment and community; query re research about sites in other areas; reference to experience of sites elsewhere and associated problems (drain resources); lack of employment opportunities in area; comment that Gypsies and Travellers do not wish to integrate; devaluation of property; query re compensation
149	Land at Marsh Lane (Site H31)	Proposal for development of mixed use retail and open space together with necessary highway and access works and infrastructure improvements; integrated plan to deliver number of benefits identified in Hayle Area Action Plan; Hayle deficient in appropriate retail facilities to meet needs of local residents; no sites within or in edge of Copperhouse or Foundry for the type and scale of retail provision which Penwith retail Study recognises that Hayle is deficient in; limited number of locations that provide access to sufficient level of population to support retail facilities; proposal incorporates provision of dedicated nature/wetland reserve with appropriate wildlife facilities and the provision of a green buffer between the development and Angarrack (Site H34); development will require additional capacity to be created at the Loggans Moor roundabout, through physical improvements to the junction and Marsh Lane; proposal will provide additional car parking at Marsh Lane and an integrated bus service to Angarrack, Marsh Lane and town centres
	Hayle Development Boundary	Boundary should be extended to include West Cornwall Shopping Park and contiguous commercial development and associated land, plus Site H31
	Vision	Generally supported, assuming objectives of PPS6 included; reference to Core Strategy Preferred Options Objectives and need “to ensure that residents of Hayle and surrounding areas have adequate access to and are able to benefit from a range of retail opportunities in order to underpin a high quality of life and provision of lifestyle choice”;
	Objectives	Need to be extended to encompass all those matters referred to in the Vision and within PPS6 to include

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Ref	Key Issues	Key Points
		the objective of providing suitable retail and leisure facilities
	Shopping	Need for appropriate and adequate level of retail development to be provided to meet stated aims (improving local infrastructure, services and facilities; locating homes closer to jobs and facilities and services; minimising out-migration by encouraging people to live and work in Hayle; improving opportunities for investment in the town; and enabling the town to become more self-sufficient); requirement of multiple retailers to be located such as to maximise accessibility to a sufficiently large population to sustain development; development to serve Penwith needs to be located centrally in highly accessible locations; Marsh Lane proven to be the only suitable location; comments of Penwith Retail Study, particularly focus on Hayle; independent analysis suggests additional convenience/comparison floorspace requirement over the plan period; need for store of appropriate scale for main, bulk, weekly and fortnightly shopping trips; none of sites identified (Sites H1, H9, H3, H4, H8, H30, H2) would be suitable, viable or available to meet need; Site H31 would be able to accommodate a convenience/comparison store of the type and scale to provide a step change in retail provision and prevent the significant levels of leakage of expenditure and investment; inaccurate to describe West Cornwall Shopping Park as being out of town, and should be recognised as being part of the town
	Employment	Reference to strategic significance of Marsh Lane area in relation to A30 trunk road; opportunity to focus on providing land for industrial and business uses, as per St Erth roundabout); continued development of Marsh Lane area preferable to new development at St Erth; Marsh Lane within or adjoining main town areas, whereas St Erth relatively remote from main urban area of Hayle
	Sports / Leisure Facilities	Comments re Site H31 as potential site of White Water Sports Centre; noted that development of site for commercial leisure development of a type recognised in PPS6 is considered appropriate; specific provision of White Water Sports Centre at site not supported, although part of site suitable for a wetland/wildlife sanctuary
	Gypsies and Travellers	Comments re unsuitability of Site H31 for site provision; value of site; conflict with strategic importance and importance for attracting continued investment to town/district; site not remote and not as reason to rule out site, rather it is high profile and important to the future growth and development of Hayle and in attracting significant levels of continuing investment
	Open Areas	Important to retain break between Angarrack and Hayle Business Park; support for retention of Open Area (part Site H34)
150	Regional Spatial Strategy	Reference to Panel Report for Regional Spatial Strategy and need for compliance with Communities & Local Government advice on tourism; need for this to be reflected in document; need in particular for

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Ref	Key Issues	Key Points
		reference to be made to the role of tourism in enhancing the economic prosperity of the area, plus challenge of improving position of tourism industry whilst sustaining and improving the quality of its overall offer; need for these attributes to be translated into the Vision and Objectives; need for reference to policy on sustainable tourism and need to have regard to improving the quality and diversity of existing facilities and accommodation, particularly where this would increase out of season visitation
	Vision	Agreement with Vision; need for greater recognition in the Area Action Plan of economic importance of tourism to a thriving economy and the existing and potential future role of tourism, and particularly its economic role in supporting and enhancing local services and sustaining and improving the natural and built environment
	Objectives	Objectives 4 and 8 supported; apparent recognition of the need to ensure that an appropriate balance is achieved between enhancing existing tourism facilities/attraction and provide new ones and the need to conserve, protect and enhance the environment
	Tourism	Recognition that Area Action Plan identifies the development of tourism as an opportunity; importance of tourism should be reflected throughout document, and particularly in its Vision and Objectives. Support in principle the aim to encourage and facilitate sustainable development proposals to improve the quality and diversity of tourism accommodation, attraction and associated infrastructure in Hayle, and help deliver a higher quality of visitor experience; need for Area Action Plan to enable expansion of capacity, as well as increased standards, where accessibility and the quality of the environment are not undermined; policies should positively promote a variety of tourism accommodation to cater for a broad cross-section of visitors, particularly holiday parks; policies within Area Action Plan should expressly support and encourage the retention, consolidation, enhancement, diversification, intensification and expansion of existing tourism facilities; policies within the Area Action Plan should acknowledge the need for, and support phased enhancement proposals, and accept that on low density or less viable sites, an increase in unit numbers may be necessary to fund improvements
	Environment / Biodiversity	Support for aim to protect and enhance the area's natural environment, although this objective should not prevent or be used to resist otherwise appropriate new tourism development; important that disproportionate weight is not given to environmental factors when determining proposals which provide very significant benefits to the local economy, including more employment; Area Action Plan should acknowledge that there is scope for appropriate development on sites both including, and in areas adjacent to protected areas, particularly if some enhancement/landscaping is proposed, and also provided that if necessary, commensurate mitigation measures (such as the inclusion of a buffer zone) can be implemented to minimise both direct and indirect impacts; Area Action Plan policies should also

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Ref	Key Issues	Key Points
		acknowledge that careful consideration will need to be given to the detailed design and layout of any development adjacent to a buffer zone
	Flood Defence and Flood Risk Management	Fundamental approach within Area Action Plan should be one which minimise flood risk and give priority to development in areas not considered to be at risk of flooding or coastal erosion; in relation to existing tourism development on the coast, need to ensure that an appropriate and balanced approach regarding flood risk considerations and the wider benefits of continuing the use of the coast, shoreline and rivers for public recreation/tourism; specific characteristics of particular uses should therefore be taken into account when considering flood risk in relation to development proposals; policies within the Area Action Plan should allow extensions/improvements to existing tourism accommodation uses that are already sited in waterside locations to be considered in relation to their overall planning benefits, compared with the existing development; flood risk management policies within the Area Action Plan should ensure that risks from coastal erosion and instability are minimised and that appropriate coastal defence works can be implemented and/or financed in relation to continuing to protect existing properties and development proposals for their enhancement; need for landowners and key stakeholders to feed into development of Shoreline Management Plans from an early stage
	Transport	Support for promotion of a choice of transport options, including public transport use, walking and cycling, there is no feasible alternative available other than the private car for reaching the more remote areas; policies in the Area Action Plan should promote non-car modes of transport where possible, but recognise the reality of ensuring car-based accessibility, particularly in relation to tourism uses
151	Gypsies and Travellers	Objection to potential sites; concerns about crime, vandalism, fires, animal cruelty, extra policing and need for clean-up
152	Gypsies and Travellers	Objection to potential sites off Water Lane; reference to very strong local feeling against proposal (no reasons stated)
153	Gypsies and Travellers	Objection to potential sites off Water Lane; detrimental to ongoing attractiveness of Tolroy as a holiday venue; traffic and environmental problems; area of very high natural importance (RSPB bird sanctuary); identified site unsuitable for purpose
154	Gypsies and Travellers	Objection to potential sites; concerns about possible damage, poor state of sites, need for clean-up, financial burden on tax payer, access deficiencies (narrow pavement at Mellanear Road); need for play area;
	Children's Play Area	Need for play area in Water Lane area

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Ref	Key Issues	Key Points
155	Gypsies and Travellers	Objection to potential sites off Water Lane; lack of schools, medical care facilities, dental care facilities, play area or youth facilities within walking distance; lack of 24 hour police station and local fire station
156	Gypsies and Travellers	Objection to potential sites; devaluation of property; adverse effect on regeneration and enhancement of area
157	Gypsies and Travellers	Objection to potential sites; Considerable amount of land on the Portreath Road (Gwithian Road) which is more accessible from the A30, shops and local amenities
158	Gypsies and Travellers	Objection to potential sites off Water Lane; access deficiencies and dangerous highway conditions (busy road, speeding traffic); exacerbation of existing problems; no play facilities; no local amenities; suggested alternative use of land and funding to provide facilities and services for area, including children's play area
	Community Facilities	Suggested alternative use of land at Water Lane for community facilities
	Children's Play Area	Suggested alternative use of land at Water Lane as children's play area
159	Gypsies and Travellers	Objection to potential sites off Water Lane; no access to local amenities; no shop, play areas, doctors, medical centre, library, school, dentist within walking distance
160	Gypsies and Travellers	Objection to potential sites off Water Lane; no access to local amenities; no shop, play areas, doctors, medical centre, library, school, dentist within walking distance
161	Gypsies and Travellers	Objection to potential sites; proposed sites will bring degeneration instead of regeneration
162	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; reference to past visits by Gypsies and Travellers to Hayle; strip of green land acts as barrier between the bypass and residential properties; suggestion for possible alternative use as children's play area (no existing provision); access deficiencies (Water Lane is single track with tight bends and limited pavements; access from west via low railway bridge; access from north through town; Mellanear Road is one of the busiest roads for HGV traffic); no public services within the area (no shops, petrol stations, doctors, etc); access to town through residential area, passing school and hospital entrances; potential for friction between travelling and settled communities; suggested alternative site at Marsh Lane (Site H31), close to bypass, good road system, not too close to residential areas, close to amenities such as shops and petrol stations, plus other town facilities, schools, doctors, etc, natural barrier between site and Angarrack
163	Gypsies and Travellers	Objection to potential sites off Water Lane; disagreement that sites reasonably well integrated with town and provide good accessibility to local services and facilities; lack of local facilities; access deficiencies (no footpaths, Water Lane is 'rat-run' for traffic travelling at high speed, Foundry Hill and Mellanear Road

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Ref	Key Issues	Key Points
		has one of worst police records for speeding traffic, access to schools requires crossing road); no play facilities; no shops, banking facilities or post office within easy reach; very poor public transport system; distant health centre
164	Gypsies and Travellers	Objection to potential sites off Water Lane; concerns about additional vehicles, larger proportion of young people with nothing to do than travel to town, access deficiencies (congested, dangerous for children and the elderly); no shop or post office nearby; area severely lacking in services and facilities; suggested alternative use of sites for provision of services and facilities as priority rather than Travellers' site; suggested best alternative use of sites as play / recreational area for residents with children; reference to difficulties of registering with NHS dentist in Hayle
	Community Facilities	Suggested alternative use of land at Water Lane for community facilities
	Children's Play Area	Suggested alternative use of land at Water Lane as children's play area
165	Environment / Biodiversity	Key areas of concern are the direct and indirect impacts of proposed developments on the fragile estuary ecosystem; direct loss of inter-tidal mud feeding grounds; no measures in Area Action Plan to mitigate the effects of development or provide any benefits for wildlife; indirect impacts of development potentially equally devastating to wildlife; use of estuary for water sports will create intolerable pressure on bird life; similar problems if increased access to/around Copperhouse Pool; no reference to environmental impact studies to measure the effect of proposals and finding ways of mitigating impacts of developments; implies Council has not taken wildlife into consideration at any stage in planning process and do not consider it important; need to appreciate that estuary is one of biggest assets of town, making a unique contribution to the natural and social environment of the area; reference to SSSI designation of estuary, and international reputation for bid watching which brings in significant income to the town
166	Gypsies and Travellers	Objection to potential sites off Water Lane; reference to current peaceful safe area for both young and older residents; land at Water Lane provides immediate access to countryside for enjoyment and recreation; concern about access to town through residential area, and potential for disturbance to residents from increased use, activity, noise, etc; right to peaceful, safe and pleasant living environment; reference to personal experience of Travellers site (source of conflict, noise, annoyance, waste disposal problems, and general aggravation to neighbours) ; suggestion for alternative site at car park opposite Jewsons in town
167	Gypsies and Travellers	Objection to potential sites off Water Lane; area totally unsuitable; no easy access to local facilities or amenities as sites not reasonably integrated into the town; existing hazardous roads dangerous for pedestrians; suggested alternative use of available land for local residents to enhance area; adverse

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Ref	Key Issues	Key Points
		effect on tourist accommodation/attractions; lack of children's play area; concerns about increased crime and current limited policing
	Children's Play Area	Lack of children's play area in Water Lane area
168	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; sites located just outside Hayle Conservation Area; sites close to nature reserve and area of outstanding beauty; area very undisturbed and attractive to so many visitors; query re A30 junction improvements in area; devaluation of property; adverse effect on business and development
169	Hayle Rugby Club	Statement that Club has resolved to do its utmost to relocate to a new purpose built facility in the local area; reference to number of potential relocation sites, including Penpol; explanation that to achieve adequate funds for relocation, a new development of food / non-food retail on the existing site will be required
170	Affordable Housing	Affordable housing should be in a mix of housing types, costs and tenures, and an integrated part of the community; opposed to scheme consisting only of affordable housing, even if mix of rented and owned; would accept an all-affordable proposal for a small development of up to 12 houses provided in the immediate area of already mixed or privately-owned housing; need to learn from lessons of past and not build monotypical estates; important to avoid creating large area of rented/low cost purchase housing; as far as possible occupancy should be mixed too, across ages and occupations; need to avoid creating areas with disproportionate surfeit of children and young people; need to ensure robust developments of affordable housing in rural areas in addition to urban centres; affordable housing should be spread across Penwith with no exempt areas; support view that more affordable housing needed in district, both for rent and purchase; Council targets too low, and should be looking for many more affordable dwellings; agree with concern that lack of affordable housing for local people might undermine economic development; support building of housing on fields at the edge of settlements if there are insufficient and suitable brownfield sites; question whether in-town sites, while suitable for housing, are suitable for families (young children need garden for safe play); suggestion that Hawkins Motors site be used for affordable housing
171	Gypsies and Travellers	Objection to potential sites off Water Lane; concerns about adverse effect of sites on regeneration of town; devaluation of property
172	Gypsies and Travellers	Objection to potential sites in Hayle; no consideration of impact on settled community; no assessment of impact on other development objectives for Hayle; no statistical evidence of Gypsy and Traveller incursions in Hayle; no evidence of legal requirement to include Gypsy and Traveller site proposals in

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Ref	Key Issues	Key Points
		Area Action Plan; no assessment of impact of proposals on local schools, policing, social services or healthcare services; Sites H25, H26, H27 and H28 immediately adjacent to densely populated area; devaluation of property; mental trauma caused by fear of the activities of Gypsies and Travellers living in such close proximity to well established residential areas; disincentive to investors, and failure to realise regeneration; vociferous opposition makes it difficult to achieve aspiration for Gypsies and Travellers and the settled community to live together peacefully; perverse to propose the location of more sites than are actually required; personal observation of only occasional Gypsy or Traveller in Hayle, a view shared by other people; query re need for sites in Penzance and Hayle; no evidence or proven case for permanent sites in Penwith; in absence of genuine need, Gypsy and Traveller Accommodation Assessment flawed; provision of sites in area where no need will draw Gypsies and Travellers
173	St Ives Bay Sand Cell / Hayle Harbour Navigation Channel / Sluicing / Copperhouse Floodgate / Harbour Walls	Recommended motions – no sand to be permanently removed from the Sand Cell; sluicing of Hayle Harbour navigation channel from Carnsew and Copperhouse Pools utilizing impounded tides to be reinstated; Copperhouse Floodgate to be operated by volunteers to facilitate a natural tidal regime except at times of high flood risk, thus increasing the tidal prism to flush the channel and minimize the mosquito problem in Wilson's Pool and upper tidal reaches; collapsed harbour walls at Penpol and East Quay to be repaired and rebuilt
174	Children's Play Area	Disappointment that no provision made in Area Action Plan for an urgently required children's recreation space in Water Lane area; apprehension at sight of children being forced to play in and on roads that are seeing increasingly heavy traffic levels
175	Gypsies and Travellers	Objection to potential sites at Hayle; no published evidence of need for a site, transit or otherwise; desire rather than need; no awareness of unauthorised encampments in town; provision of transit site would act as invitation, with likely insufficient pitches to meet demand and resultant enforcement problems and financial burden on authority and tax payer; transit site does not need to be close to amenities; areas in Water Lane safe to walk; would change if occupied by Gypsies; previous experience of Gypsy encampments (felt vulnerable and threatened, sites dirty and messy); doubts about whether people occupying sites are genuine Gypsies and Travellers; devaluation of property; sites will detract from vitality and regeneration of town; suggestion for areas outside Hayle
176	Environment/Biodiversity	Concerns about serious threat to landscape of Hayle River and Estuary; proposals outlined for the areas in the river valley and around Carnsew Pool raise great concerns and many unanswered questions; any suggestion that this presently green and open landscape be built in is grossly insensitive; development of any kind, industrial or housing, on Sites H24-26 and H36-42 (with exception of Site H37) will destroy open views of the Hayle River from all quarters; concerns about prospect of eradication of landscape; ideally

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		H35 should be returned to natural state, but reluctantly agree development of two storeys or less; query re extent of Area Action Plan boundary near St Erth; conclusion that Penwith foresees a westward development of urban Hayle at the expense of St Erth Parish and its rural landscape; reference to stated St Erth Parish Council case that there should be no development of any kind around the river and estuary (with the exception of Site H37) on account of landscape value; rather than being developed, the Hayle River and Estuary landscape should be protected from all future development; reference to need for Landscape Character Assessment and Landscape Protection Order at earliest opportunity
177	Gypsies and Travellers	Objection to potential sites in Hayle (no reasons stated)
178	Gypsies and Travellers	Objection to potential sites off Water Lane and Mellanear Road; adverse effect on development potential of nearby sites; devaluation of property; conflict between settled and travelling communities; alternative suggestion for Site H42 - Station Approach (West) (St Erth)
	Tourism	Support tourism related investment, if generating a positive future for Hayle; harbour area crying out to be embraced; time right to push for investment and realise vision; regeneration will put Hayle in positive light, attract tourists, and ensure that tourism related businesses and town will prosper; similar support for town as cultural and entertainment destination, including heritage and marine environment interpretive centres; suggestion for former Tolroy Garage site as site of tourism related development proposal (motel/lodge)
	Highway Network	Support for proposed junction onto A30 at Mellanear Road/Tolroy; perfect location; important in reducing traffic flow through town centre; junction would enable further development to be established on outskirts of town; direct access would free up the town centre
	Conference Centre	Suggestion that facility could be incorporated into motel/lodge proposal at former Tolroy Garage site
	Fire Station	Support for location of combined emergency service facility at Mellanear Road (Site H28) if new junction onto A30 assumed, otherwise inappropriate site
	Broad Growth Area	Suggestion that in addition to Sites H14 – H23 this should include Sites H28 and H29
	Midway Service Station (Site H35)	Redevelopment as proposed not supported; site should be kept as natural and basic as possible (scope for sensible parking and bike facilities), with the intention of encouraging wildlife and observation at a distance; existing buildings/structures are eyesore
179	Area Action Plan Boundary	Boundary drawn in selective way; not substantiated objectively or in measurable way; approach fundamentally flawed; disproportionate reliance on open spaces within Hayle area to meet wider needs of Penwith; retention of outlying villages in the subject area could have allowed opportunity to spread housing by allocating sites in villages; confusion about Hayle Area Plan 2005-25, which includes Gwinear-

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		Gwithian and St Erth parishes (belief that exclusion has resulted in increased pressure on Hayle)
	Phillack	Sites H10 and H12 to be retained as open space to maintain visual amenity and character of village; suggestion that most people strongly support principle of maintaining and protecting open spaces
	Regional Planning Policy	Misunderstanding and query re timing of Regional Spatial Strategy in relation to Hayle Area Action Plan process; view that RSS premature pending public consultation on Penwith Local Development Framework
	Hayle Area Plan 2005-25	Misunderstanding about distinction between Hayle Area Plan and Hayle Area Action Plan, and relationship of Gwinear-Gwithian and St Erth parishes (as per above comments under 'Boundary')
	Community Wellbeing	Contradictory that six of open spaces (Sites H10, H12, H34, H17, H14, and part H24) plus areas of towans and coastline (Sites H1, H11, H4, H40, H39) included as opportunities for development
	Planning Policy Statement 3	Area Action Plan appears to have ignored Government's wish to minimise loss of Green Belt land and existing open spaces, and to contribute to an environmentally sustainable strategy of land use (passing reference to Government's desire to promote the re-use of previously developed land); local authorities required to adhere to PPS3; Council required to undertake Housing Market Assessment to inform housing needs assessment for the plan period; misunderstanding of relevance of HMA and relationship to Regional Spatial Strategy and Penwith Local Development Framework process
	Greenfield / Outlying Sites	Misunderstanding about process of designation of open spaces; reference to Riviere Farm (Site H11) within Area of Great Scientific Value; erroneous understanding that Site H11 included as part of harbour redevelopment proposal; fallacious argument that greenfield land required to assist viability of harbour redevelopment proposal; surprise that old dynamite works off Loggans lane not considered
180	Communications	IT infrastructure for Hayle poor, with slow broadband speeds; insufficient capacity to necessary increase in demand and speed required for proposed economic development; lack of consideration in Issues & Options paper
	Employment	Sustainable high quality employment is generated either by independent professionals operating small businesses, or by larger firms who add large levels of value within their sectors; neither form of employment is given much consideration yet it predicates success; West Cornwall is notable by the lack of large companies; large firms bring jobs but represent a challenge to local business people; Hayle is too small to serve a large, high quality employer ; food processing sector largely notable by its absence despite there being a rump of a fishing industry and considerable agricultural production; no reason why a high added value sector should not emerge

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	Healthcare	The hospital provision required for a water sports initiative is lacking (a significant appropriate A&E provision would be required)
	Higher Education	The Higher Education Provision is inadequate to build a sustainable sports and service sector
	Financial Services	Financial Services in Hayle are extremely poor, with the branch networks of banks being either absent or apparently subject to closure if someone is off sick; yet access to the full range of services is a pre-requisite for success
	Arts and Culture	Competition between Penzance, Falmouth and St Ives seems to be acute, leaving little space for Hayle to really be a presence in art and design, performing or performance art, or heritage
	Resources	Area Action Plan competing for resources with other towns; we have failed to find a point of difference between ourselves and others
	Alternative Development Scenario	Whilst using some modern analytical techniques the Area Action Plan fails to take a post modern perspective; alternative scenario suggested; this draws attention to emerging body of data that looks at baby boomers and demonstrates that as a generation they remain innovators, are engaged with the internet as silver surfers, make up the cash rich grey market, and are increasingly starting new careers with business start-ups in their '60's and '70's; also draws attention to a body of evidence of a drift to the sunbelt, e.g. Hayle, where there is potential to attract relatively wealthy in-comers, with such people generating local employment ranging from domestic services, building and home improvement services, and demanding higher quality catering services plus private medicine in mainstream and fringe disciplines along with servicing for homes, cars and boats; in operating businesses or investment portfolios such in-comers will demand financial services including financial audit and tax advice, insurance, and IT support for both hardware and software; etc; scenario interesting as it paints what is probably an unexpected and to some unattractive picture of one route to local wealth creation
	Tourism	Above scenario provides structural basis for increasing the tourism multiplier effect by increasing in-bound tourism and extending the tourism season as well as the now largely seasonal demand for services

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Key Issues	No. respondents
Hayle Cricket Club	1
Gypsies and Travellers	150
Children's Play Area	15
Facilities and Services	1
Environment / Biodiversity	33
Sustainable Development	2
Educational Infrastructure	2
Emergency Provision	2
Highway Network	4
Townscape	1
Shopping	2
Park and Ride	1
Tourism	15
Infrastructure	6
Marine Renewable Energy (Wave Hub)	1
Transport	1
Open Areas	3
Sports / Leisure Facilities	2
Waterside Walkway	2
Employment	5
Housing	5
Entertainment	1
Car Parking	1

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Key Issues	No. respondents
Hayle Area Action Plan Boundary	2
Footpaths and Cycleways	1
Settlement Character (Lelant)	7
Strawberry Lane	1
Affordable Housing	5
Hayle Harbour	3
Hayle Rugby Club	3
Extra Care Housing	1
Greenfield Sites / Outlying Sites	2
Open Spaces (Land at Treveglos – Site H13)	1
Land at Marsh Lane (Site H31)	1
Hayle Development Boundary	1
Hayle Area Action Plan Vision	2
Hayle Area Action Plan Objectives	2
Community Facilities	4
Regional Spatial Strategy	2
Flood defence and Flood Risk Management	1
St Ives Bay Sand Cell	1
Hayle Harbour Navigation Channel	1
Sluicing	1
Copperhouse Floodgate	1
Harbour Walls	1
Conference Centre	1

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Key Issues	No. respondents
Fire Station	1
Broad Growth Area	1
Midway Service Station (Site H35)	1
Phillack	1
Hayle Area Plan 2005-25	1
Community Wellbeing	1
Planning Policy Statement 3	1
Communications	1
Healthcare	1
Higher Education	1
Financial Services	1
Arts and Culture	1
Resources	1
Alternative Development Scenario	1

Produced by:

Sustainable Development Policy Team
Sustainable Development and Improvement
Penwith District Council
St Clare
Penzance
Cornwall
TR18 3QW

Tel: (01736) 336554

Fax: (01736) 336566

Email: policyteam@penwith.gov.uk

Web: www.penwith.gov.uk/planningpolicy

For further information or advice please contact:

David Clough
Sustainable Development Policy Officer
Tel: (01736) 336700
Fax: (01736) 336566
Email: david.clough@penwith.gov.uk

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