

## **PENWITH DISTRICT COUNCIL**

### **SOCIAL, ECONOMIC AND ENVIRONMENT COMMITTEE – 30 JULY 2008**

#### **PART I – REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT AND IMPROVEMENT**

##### **1. HAYLE AREA ACTION PLAN – RESPONSES TO ISSUES AND OPTIONS CONSULTATION / PROGRESSION OF AREA ACTION PLAN**

###### **MAIN IMPLICATIONS -**

Vision Outcomes – greatest impact	: Outcomes 1 and 2
Vision Outcomes – other impacts	: Outcomes 3, 4, 5, 6, 7, 8
Pounds	: Within budget
Performance	: Timely preparation of Area Action Plan to achieve sustainable development and deliver positive social, economic and environmental outcomes
Project Number	: N/A
Partnerships	: Hayle Area Plan Partnership, to ensure active collaboration and community responsive policy making; together with a range of other stakeholders and agencies to help shape the area and deliver local facilities and services
Equality	: Consideration of the needs of the whole community
Legal	: None
Risk rating	: None

##### **2. EXECUTIVE SUMMARY**

- 2.1 Public consultation on an initial Issues and Options paper for the emerging Hayle Area Action Plan was undertaken during January – March 2008. This report provides a summary of the main points arising from the questionnaire and other responses received, together with recommendations for progression of the development plan document (subject to clarification of its status as part of the Cornwall Local Development Framework) and associated work required to be undertaken to enable further assessment and refinement of the options.

##### **3. BACKGROUND**

- 3.1 The Issues and Options paper was the first in a series of documents programmed to be prepared as part of the process of producing the Hayle Area Action Plan. Although originally intended to form part of the Penwith Local Development Framework, with the transition to the Cornwall Council unitary authority it is anticipated that the Area Action Plan will now form a key part of the Cornwall Local Development Framework (subject to consideration of Hayle's function and status through work on the Cornwall Core Strategy).
- 3.2 The Issues & Options paper was published for consultation during the period 17<sup>th</sup> January to 25<sup>th</sup> March 2008. The paper was essentially a discussion

document aimed at establishing the key issues affecting Hayle and the opportunities and options, including potential areas and sites, which need to be examined to help deliver its regeneration. A questionnaire was included to enable people to respond.

- 3.3 In response to the consultation a total of 281 completed questionnaires and 180 other representations, as well as other comments from consultees, were received. The information available from the responses has been collated and is available as separate documents, analysis of which is informative and useful in helping to set a basic framework for subsequent work on the Area Action Plan. A report providing a summary and overview of those documents and the main issues arising, as well as pointers and recommendations for progression, is appended.
- 3.4 Pending clarification and confirmation of the position in relation to the Cornwall Local Development Framework, work is continuing to assess key issues and potential development opportunities at Hayle. This includes preparation of a Strategic Housing Land Availability Assessment and Employment Land Review, and also Sustainability Appraisal and Strategic Flood Risk Assessment. Discussions have also been initiated with relevant stakeholders to examine infrastructure and other requirements, including in relation to schools, healthcare and emergency services.
- 3.5 Further fundamental evidence base work, for example preparation of a Transport Strategy for Hayle (examining access constraints and opportunities for development of areas and sites in and around the town, as well as measures to mitigate identified impacts, e.g. through highway network / public transport improvements) and analysis of open spaces, sports and leisure facilities and green infrastructure requirements, is planned.
- 3.6 As a next stage (again subject to confirmation of the status but also the timing of the Area Action Plan within the Cornwall Local Development Framework) it is intended to proceed to preparation of indicative 'concept plans' (identifying favoured development areas / sites and the location of supporting infrastructure and facilities) for further public consultation as a means of refining the options prior to the eventual preparation of a submission version of the document. However, given the current uncertainties surrounding the Cornwall Local Development Framework, it is intended that a further report, outlining a more precise programme and timetable for future work on the Area Action Plan and community involvement, will be presented to the Committee once the situation has been clarified.
- 3.7 In the meantime, it is recommended that members note the findings of the public consultation together with the comments and pointers detailed in the appended report, and endorse them as the basis for further assessment and refinement of the options for development at Hayle.

#### **4. RECOMMENDATION**

- \*\*\* That members note the findings of the public consultation together with the comments and pointers detailed in the appended report, and endorse them as the basis for further assessment and refinement of the options for development at Hayle.

Background Papers: (i) Hayle Area Action Plan – Issues and Options Paper (January 2008); (ii) Hayle Area Action Plan – Collated Issues and Options

Questionnaire Responses (July 2008); (iii) Hayle Area Action Plan – Summary and Overview of Representations on Issues and Options Paper (July 2008)

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