

Penwith District Council



Penwith Local Development Framework

Hayle Area Action Plan 2006 - 2026

**Issues and Options
Paper
Addendum**

*Have your say about how and where Hayle
should be developed over the next twenty years*



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This **addendum** is a supplemental addition to the **Issues and Options paper** for the **Hayle Area Action Plan**. It has been prepared to update details about the Draft Regional Spatial Strategy for the South West (RSS) following publication of the Independent Panel's report of the Examination in Public.

The Independent Panel's report identifies Hayle, along with Penzance and St Ives, as a sizeable market town which has considerable potential for sustainable housing provision which should, in the Panel's view, be fully exploited to complement the regeneration of Camborne/Pool/Redruth.

The Draft RSS includes a requirement for 4,800 dwellings to be provided in Penwith during the plan period 2006 – 2026. However, a projection by the Department for Communities and Local Government in 2003 sets the requirement at 7,738 dwellings. Given the potential identified, the view of the Independent Panel is that there is no reason why the higher figure (rounded to 7,800) should not be met. This figure, it is advised, will be for Local Development Documents, such as the Penwith Core Strategy and Hayle Area Action Plan, to distribute as part of the Local Development Framework process.

The Secretary of State for Communities will now consider the Independent Panel's recommendations and representations made on the Draft RSS. Proposed changes will be published for further public consultation in Spring 2008. This will lead to publication of a final version of the RSS in Autumn 2008.

Although it should be noted that no decisions have yet been taken on any of the Independent Panel's recommendations, it is appropriate that the Penwith Core Strategy and Hayle Area Action Plan should anticipate potentially higher housing requirement figures.

Assuming that a requirement for 7,800 dwellings for Penwith is ultimately included in the final version of the RSS, taking account of existing commitments gives a remaining district-wide requirement of 6,356 dwellings. Proportionately, the requirement for Hayle (based on the Preferred Option for housing distribution developed as part of the Penwith Core Strategy) would be 3,250 dwellings, reduced to 3,128 dwellings taking account of existing commitments.

The Issues & Options paper was prepared on the basis of the figures included in the Draft RSS and emerging Penwith Core Strategy. However, given the recommendations of the Independent Panel, it is possible that additional land will need to be identified and allocated in order to meet increased requirements. The map accompanying the Issues & Options paper identifies a number of potential development sites in and around Hayle, including in particular the option of a broad growth area to the south of the town off the Penpol Road – St George's Road – High Lanes – Viaduct Hill 'corridor'. Depending on the density of development together with the incorporation of necessary community facilities, and also assessment of the developability and deliverability of other potential sites, the growth area may need to be extended. Therefore, in completing the questionnaire which accompanies the Issues & Options paper, respondents are asked to consider this particular issue and provide comments as appropriate.

Pending consideration of the implications of the Independent Panel's report for the Penwith Core Strategy, publication of the Preferred Options document, which was originally intended to be available at the same time as this paper, has been postponed.

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