

1 Introduction

This short paper sets out an initial assessment and assumptions regarding potential housing capacity in and around Hayle. This is being done as a starting point for plan making consideration within the process of developing a Town Framework Plan for Hayle.

The paper explains the process undertaken; contains two spreadsheets showing potential housing sites as identified through the SHLAA process, and also contains a corresponding map identifying all sites which can be referred to.

The sites within and around Hayle that have been identified through the SHLAA have been categorised as the following:

- Sites that are under construction
- Unimplemented planning permissions - full and outline
- Sites that are located within the existing urban area of Hayle i.e. Brownfield and or sufficiently enclosed by the built the environment.
- Sites that adjoin and or are outside the existing urban area i.e. Greenfield sites.

Also included is the number of dwellings completed (built) since April 2010.

The purpose of this assessment is to clarify the following:

- How many dwellings have been built since April 2010 and therefore can be deducted from the plan target 2010 – 2030.
- Which planning permissions and urban sites as identified through the SHLAA are likely to be developed (with the best information available at this time)
- What is the theoretical number of dwellings (as identified through the SHLAA) that could be accommodated on Greenfield or urban extension sites around Hayle.

Answers to the above will contribute to and enable further work through the Core Strategy / Town Framework to develop scenarios and options for growth which can be tested through the plan making process.

In relation to the potential for Greenfield / urban extension capacity the paper provides a starting point for further assessments to determine the most sustainable location(s) around Hayle for potential urban extension(s), if required.

2 SHLAA Housing Spreadsheet – Assumptions

Spreadsheet 1 (see appendix 1) shows all sites that have been identified through the SHLAA (these sites are highlighted on the map in appendix 3). The sites have been categorised as listed above. The SHLAA gives a theoretical assumption of the development capacity in and around Hayle. Due to the nature, purpose and process of the SHLAA there are a number of sites identified (particularly those outside of the urban area) that will not be suitable to be included within the Framework Plan process as suitable for development. Therefore a subsequent spreadsheet/trajectory has been prepared.

3 Framework Plan Housing Spreadsheet – Assumptions

Spreadsheet 2 (see appendix 2) is a starting point of a potential housing trajectory for the Hayle Framework Plan. It includes the following:

- Sites completed
- Sites under construction
- Planning permissions full/outline (including under permissions under 5)
- Urban (infill) sites that may be suitable for development

The spreadsheet does not include at this stage:

- Greenfield sites around Hayle
- 4 urban sites identified in the SHLAA
- 3 other shlaa sites

Greenfield sites have been left out at this stage as an urban extension(s) study will be carried out for Hayle which will determine the most sustainable location(s) and capacity for an urban extension(s). (The urban extension study will incorporate a landscape assessment, accessibility mapping and other assessments including the SHLAA).

The 6 SHLAA sites have been left out for the following reasons:

Site discounted	Reason
H5 North Field, Leathlean Lane	this site is now planned for allotments
H6 South Field, Leathlean Lane	this site is now planned for allotments
H7 Hayle School Field	this site is part of a school field in use
H10 Former Daniels Store, Market Square	this site is now being redeveloped as a retail unit for furniture sales
H18 Dismantled Railway	this is a physically narrow site including a footpath and functions as an important green link/route
H19 land at Treveglos	this site is formal open space within a residential area
H21 West Field, Leathlean Lane	this site is now planned for allotments

Sites H1, H3 and H4 around Hayle Harbour totalling 1039 dwellings have been included at this stage. The area is a significant Brownfield regeneration opportunity which also includes two Greenfield areas adjoining the urban area/harbour. These sites are subject to an outline permission and masterplan. For this reason the sites have been included in the Framework Plan trajectory at this stage. However subsequent proposals have introduced alternative uses which could reduce the number of dwellings delivered on the site. Due to the large number of dwellings proposed and the ongoing uncertainty regarding actual deliverability (non delivery in whole or on parts of the sites could reduce urban dwelling numbers significantly) the harbour area will be monitored and assessed within the Framework Plan strategy process and the Greenfield areas will be included in the Framework Plan urban extension study.

4 Results - Hayle Potential Housing Capacity

The following sets out the findings of this paper:

Framework Plan Housing Trajectory	
Site category	Total dwellings
Permissions	1153
Permissions under 5	58
Urban Sites (potentially suitable)	96
Completed dwellings (April – end December 2010)	13
Total	1320

SHLAA Greenfield Sites (theoretical)	3599
--------------------------------------	------

The above table shows that there is potential within the urban area for 1320 dwellings within Hayle, including those that are completed and under construction.

The SHLAA indicates that there is the theoretical potential for 3,599 dwellings to be accommodated on green field sites.

5 Conclusion

The initial assessment set out above has given a broad indication of potential housing capacity within and around Hayle. These assumptions can act as the starting point for further work within the Framework Plan process.

There is potential for 1,320 dwellings within the existing urban area of Hayle. A large number of these (1,039) are within the proposed redevelopment of Hayle Harbour, however this was the outline permission total and subsequent proposals have introduced alternative uses which could reduce the number of dwellings delivered on the site. Due to the uncertainty over deliverability this area will be closely monitored.

This paper will continue to be updated to reflect the available evidence as assessments continue within the Framework Plan process.

Appendix 1: Hayle SHLAA Sites

(amended as at December 2010)

Ref		Amended Total 1/12/10
Urban		
SHLAA sites with pp		
H8	Hawkins Motors, Hayle Terrace	Full 6
H12	Manderly, 8 Love Lane	Full 13
H1	Hayle Harbour	SHLAA (outline pp) 1039
SHLAA sites without pp		
H2	Copper Terrace	App 29
H9	Atlantic Motors	CFS 11
H11	Ventonleague Green, Ventonleague Row	CFS 12
H17	Nos 4-10, Hayle Terrace	App 9
H20	Land rear of Penpol Avenue	Full/CFS 35
Sites Discounted for This Study		
H5	North Field, Leathlean Lane	CFS 30
H6	South Field, Leathlean Lane	CFS 17
H7	Hayle School Field	CFS 48
H10	Former Daniels Store, Market Square	CFS 7
H18	Dismantled Railway, r/o Penpol Terrace	CFS? 31
H19	Land at Treveglos, East Terrace	CFS 19
H21	West Field, Leathlean Lane	CFS 38
Greenfield Sites Discounted for This Study		
H13	Hayle Rugby Club, March Lane	CFS 119
H14	Land adjoining Marsh Lane	CFS 277
H15	Land South East of Loggans Lane	CFS 36
H15a	Land South of Loggans Lane	CFS 104
H16	Land South of High Lanes	CFS 14
H22	Plantation Meadows North	CFS 104
H23	Plantation Meadows Central	CFS 111
H24	Plantation Meadows South	CFS 161
H25	Water Lane West	CFS 54
H26	Water Lane Central	CFS 22
H27	Water Lane East	CFS 19
H28	Land West of Barview Lane	CFS 250
H29	Land North of Barview Lane	CFS 61
H30	Bar View Central	CFS 63
H31	Bar View South	CFS 225
H32	Land East of Mellanear Road	CFS 178
H33	Land North of Mellanear Road	CFS 38
H34	Land South of Mellanear Road	CFS 179
H35	St George's Road North	CFS 149
H36	St George's Road Central	CFS 92
H37	St George's Road South	CFS 137
H38	Burnthouse Lane North	CFS 47
H39	Burnthouse Lane South	CFS 138
H40a	Land North east of Humphry Davy Lane	CFS 35
H40b	Land east of Humphry Davy Lane	CFS 68
H40c	Land South East of Humphry Davy Lane	CFS 57
H41	Trevassack Nurseries, Trevassack Hill	CFS 41
H42	Land West of Trevassack Hill	CFS 28
H43	Land North East of Trevassack Hill	CFS 25
H44	Land east of Trevassack Hill	CFS 48
H45	Land North of Viaduct Hill	CFS 81
H46	Land North West of Viaduct Hill	CFS 43
H47	Land North of Strawberry Lane	CFS 229
H48	Land West of Strawberry Lane	CFS 38
H49	Land North West of Strawberry Lane	CFS 33
H50	Land East of Strawberry Lane	CFS 160
H51	Land South East of Viaduct Hill	CFS 69
H52	Hayle Football Club, Viaduct Hill	CFS 66

Appendix 2: Housing Development Within Hayle - Estimated Completion Dates - Framework Plan

Ref	Hayle and Phillack	Units still to be developed at 1/1/11	1-5					6-10					11-15					16+					
			10-11 rem	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	17-28	28-29	29-30	
Ref	Permissions & UC																						
07/P/1386	Perfex Works, Madison Vean	U/C	6																				
05/P/0424	Fairglen Nursery Site, Loggans Road	U/C	16																				
98/P/0493	Loggans Mill	U/C	6																				
07/P/0551	Green Parc Road	U/C	43																				
07/P/1489	Westwood Park, 1 Caroline Row	Full	11																				
10-0108	Carnsew Road	Full	9																				
09-0103 H8	Hawkins Motors, Hayle Terrace	Full	6																				
08-0151	45 Bay View Terrace	Full	4																				
08-0613 H1	Hayle Harbour	Outline	1039																				
08-0834 H12	Manderly, 8 Love Lane	App	13																				
	SHLAA Urban																						
H2	Copper Terrace	App	29																				
H9	Atlantic Motors	CFS	11																				
H11	Ventonleague Green, Ventonleague Row	CFS	12																				
H17	Nos 4-10, Hayle Terrace	App	9																				
H20	Land rear of Penpol Avenue	Full/CFS	35																				
	Urban Extension(s) tbc																						
Sites Total			1249	0																			
Existing pps under 5			58																				

Windfall - not included in SHLAA figures?

Hayle		?									?	?	?								?	?	?
TOTAL			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completed dwellings (April 10 - end December 10)			13																				
TOTAL																							
	Discounted																						
H5	North Field, Leathlean Lane	CFS	30																				
H6	South Field, Leathlean Lane	CFS	17																				
H7	Hayle School Field	CFS	48																				
H10	Former Daniels Store, Market Square	CFS	7																				
H18	Dismantled Railway, rear of Penpol Terrace	CFS?	31																				
H19	Land at Treveglos, East Terrace	CFS	19																				
H21	West Field, Leathlean Lane	CFS	38																				