

## **Appendix D**

# **Hayle Urban Design Assessment**

## **Urban Extension Assessment Step 7 – Initial Urban design assessment**

The purpose of this step is to carry out an analysis of each cell with the aim of clarifying which would potentially relate and function well (if developed) with the town and be sustainable locations to accommodate any (potential) future growth; equally, it is to demonstrate which cells would not function as well and to clarify the reasons why.

The following steps outline the process to be followed:

### **Steps**

#### **1 Urban Structure map of town**

- An urban structure map of the town should be prepared. Utilising the base maps produced in Step 1 of the urban extension assessment a simplified versions should be prepared.
- Using the existing environmental maps prepared during previous step 3 certain physical features/designations within each cell which would constrain development should now be recorded and mapped. These constraints include TPO's; flood zone 3; BAP woodland cover; Ancient woodland; SSSI's and CWS. The Landscape character assessment will provide more detailed information of the physical environment and the constraints mapped here should be cross checked with the Landscape maps when available to ensure consistency.
- The urban extension cells should be overlaid on to the above map.
- 2 copies of this base map should be prepared for the assessment. An example map (Penzance) is attached.

#### **2 Sketch exercise**

A conceptual diagram for each individual cell should be sketched by the urban designer on one of above maps. The exercise will capture a simple conceptual design to assess whether the cell would enable the ability to create good movement connections and be of an adequate scale to create either an expansion of an existing neighbourhood or the creation of a new neighbourhood with a centre. The second map will be used to sketch where by merging two or more existing cell areas would enable the creation of a more viable neighbourhood in terms of movement connections and scale with the ability to support a new neighbourhood centre.

The Penzance example maps provided show the two resulting maps.

#### **3 Assessment of urban design criteria**

Following the above an assessment of each individual cell and the merged cells should now be carried out and recorded by the urban designer by assessing the suitability of each cell against the criteria set out in the table attached:

## **Summary**

The results from the above analysis will be summarised in an overall urban design scoring table (blank template attached) for each individual cell and those merged cells with a final comment noting obvious the conclusions from the assessment and indicating the suitability of the cell as either:

- a potential expansion of an existing neighbourhood;
- an opportunity to create of a new neighbourhood;
- or the constraints noted to the creation of either of the above.

The intention is not to discount cells at this stage as the information from this assessment will be used at the following Step 9 'Qualitative review and discount sites' to inform decisions, along with the landscape character assessment and wider growth option implications as broadly indicated in the Core Strategy as to which cells should be discounted from further assessment and those that should remain as potential site options to accommodate the potential future growth of the town.

<b>Step 7: Urban Design Assessment: Criteria matrix: Implications of the potential urban structure on the development of sustainable neighbourhoods</b>			
1. Would the development areas have good access to nearby employment areas. If there are few existing employment opportunities close by, it will be an indication that this expansion will only work well if some employment is included.	There are no significant employment areas within 1200m of the majority of the cell.	There are limited employment opportunities existing within 1200m of most of the cell. [at least one significant site].	There are good employment opportunities already existing within 1200m of the majority of the cell. [more than one significant site or one significant site within 800m with good access]
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians? These should be on primary streets that could support a bus service and cycle routes.	Routes to the town centre from the majority of this cell are not very convenient due to distance, physical barriers, indirectness or road type	There are identifiable routes that could be created on primary streets but there are some limitations, for example, due to distance or complexity of the route.	There are convenient and direct routes possible from the cell to the town centre and the majority of the cell is within 1600m of the town centre. These routes could be on primary streets.
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians? These should give access on primary streets to alternative facilities.	Development in this cell cannot be easily linked to any adjacent neighbourhoods through primary streets due to physical barriers, indirectness or distance.	Connections on primary streets can be made only to one adjacent neighbourhood, other routes are limited.	There are convenient and direct routes possible on primary streets from the cell to more than one adjacent neighbourhood centre. The majority of the cell is within 800m of adjacent neighbourhood
4. Would development of the whole cell maintain the local identity and character of existing adjacent neighbourhoods or settlements. It is important to ensure existing settlements with special identity are not subsumed and their character lost by sprawling redevelopment.	There is likely to be a significant impact on the local identity or character of existing settlements due to the large scale or location of potential new developments	There will be some impact on the identity of local character of an existing settlement but this could be mitigated	Proposed development in the cell will not create a significant risk to loss of local character of an existing settlement and may even be able to enhance it, potentially supporting better local facilities.
<b>Score either..... 1a Opportunity to create a new neighbourhood - This is assessing how self sufficient the development area may become.</b>			
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment. Take lower yield 30 dph for calcs	The cell has major constraints that will not permit the development of a single, continuous new neighbourhood due to small size [guide - under 350 dwellings within 400m of potential centre], physical barriers or division of the cell.	There is limited potential for the developed cell to create a sustainable neighbourhood, but the cell is restricted and may not support many local facilities [guide -under 900 dwellings within 400m of a potential centre]	The cell has capacity for a significant development that could support a neighbourhood centre with some facilities and employment opportunities. [guide - over 900 dwellings within 400 m of potential centre]
<b>Or..... 1b Opportunity to expand an existing neighbourhood</b>			
5b. Would the development area have good access to adequate community facilities e.g. a local centre with shops within the existing neighbourhood. If the cell is considered as an expansion it would be reasonable to assume local facilities would be better concentrated in the existing neighbourhood centre. (Or on occasion an expansion may provide facilities that are lacking)	The development area is too large and will subsume an existing neighbourhood or there are no local facilities within the adjoining neighbourhood within 400m of the majority of the cell, or there are significant physical barriers that limit connectivity.	The development area is very large in comparison to the existing neighbourhood, or there are only limited supporting facilities within 400m of the majority of the cell, or nearby facilities are difficult to access	The development area is small enough to be incorporated into an adjacent neighbourhood with supporting facilities within 400m of the majority of the cell
<b>Overall rating/comments:</b> Combine score for 1-4 and highest of either 5a or 5b	Note any obvious conclusions from this exercise: eg Potential to create new sustainable neighbourhood or only extension of existing. Note if part of cell may be better development option, or if combining with another may create better option.		

<b>[Infrastructure Notes:]</b>	
Identify any likely significant additional transport infrastructure that may be needed outside the area to provide suitable accessibility to the cell.	Eg: significant new roads, bridges , junctions etc.

**URBAN DESIGN OVERALL ASSESSMENT RATING SYSTEM**

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**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Original Cell No: 1	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Parts of North Quay are a potential employment site. The Foundry TC is within 1200m which also provides employment opportunities. There is the potential for employment uses on South Quay also. (Bridge improvements)	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	There is good access to the Foundry TC particularly with the new bridge provision. Copperhouse TC is also within 1600m.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	There is a connection to Riveria Towans which acts more as a seasonal neighbourhood, although the connection on primary streets is constrained. (Note: the Foundry TC effectively would act as the key neighbourhood centre).	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	The Riveria Towans holiday park has a distinct identity from Hayle – the whole cell may compromise the separation of this area with the town – this could be mitigated by excluding the cricket ground area.	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	The cell is too small and constrained to support the creation of a new neighbourhood – constraints are the towans and the coastal location – would provide under 350 dwellings.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The area is of a scale that could effectively form an expansion of the Foundry TC area, note not all of cell is within 600m distance.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The cell could provide an expansion area (small scale) with potential to create good links to the Foundry TC. Much of North Quay is a brownfield site with proposals for new employment space. The cell could potentially provide better access from the town to the beach. <b>12</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	A new bridge and link road along North Quay is being constructed. Improved beach access may be required as part of the sites delivery.	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Original Cell No: 2	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Cell is within 1200 m of employment sites. Access is constrained by movement through Phillack. There is potential for new employment space on North Quay, although connection to this may be constrained.	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Access through Phillack is constrained by narrowness of the road and indirect route – there is potential for access to be made through North Quay but again this may be constrained.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell links into Phillack (direct & within 400m) which has limited facilities at present. Riviere Towans is a seasonal neighbourhood. Note both Riviere Towans and Phillack are separate from Hayle.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	The whole cell would impact on two distinct settlements – Riviere Towans could be mitigated by reducing the cell boundary around the cricket ground, Phillack difficult to mitigate without reducing cell size significantly	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	There is some limited potential which is outweighed by the constraints – Phillacks identity would be subsumed and the level of development would also be borderline to sustain viable services and facilities. Road infrastructure is also a key constraint.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Whole cell would subsume the identity of Phillack, however a smaller area may act as a better expansion to Phillack while retaining its identity – there are however limited existing facilities in Phillack	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The whole cell would impact negatively on both Riviere Towns and Phillack. It may function better as a smaller expansion to Phillack in order to retain identity – there are however limited facilities in Phillack – some scale development may be able to provide a new facility? 9	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Road infrastructure would require improvement to improve movement through Phillack (Note: there may be potential to link into the proposed development at North Quay)	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Original Cell No: 5	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	There are 2 employment areas nearby within 1200m and 800m however the roundabout / A30 is a constraint and barrier for pedestrian and cyclist movement and access	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	There is a direct route to the Copperhouse through Penmere Terrace from the B3301	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	There is an adjacent neighbourhood however it is primarily a residential area with no centre and is fragmented; thereby reducing opportunity to effectively provide links / integration	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Development of the whole cell may change the character and setting of the eastern edged of Hayle although this could be mitigated by reducing cell boundary towards the NW (less constrained) area of cell	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell has major constraints in that it is too small to support a new neighbourhood	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The cell is relatively small; the adjacent neighbourhood id fragmented and lacks a centre. There are issues in relation to flooding (3b) and character – a smaller area could provide some expansion opportunity	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Cell is a relatively small area that may function better as an expansion to the existing neighbourhood although the neighbourhood is fragmented. There are also issues around flooding (flood zone 3b) and the setting at the eastern edge of Hayle. The NW area of the cell is less constrained by flood issues and may be a more appropriate small expansion area. 12	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	No obvious significant issues – access would be required at the north of the cell.	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Original Cell No: 6	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	There are employment sites in relatively close proximity to the site.	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	The A30 / Loggans roundabout is a major barrier to convenient/ease of access to the town and the Copperhouse TC.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	The A30 / Loggans roundabout is a major barrier to convenient/ease of access to the town; neighbourhood areas and the Copperhouse TC.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	The cell is physically separated and elevated from the town and would impact on the setting of the eastern edge of Hayle – in effect development may not be identifiable as an expansion of Hayle.	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	The cell is not large enough to create a new neighbourhood with sufficient supporting facilities.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	There are no identifiable neighbourhoods adjacent and the A30/roundabout creates a barrier to ease of access and movement.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The cell is separated from the town by the A30 and the Loggans roundabout and is not of a sufficient scale to create a new neighbourhood, there are also no identifiable neighbourhoods adjacent. <b>7</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Significant movement/access improvements would be required across Loggans Moor roundabout.	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Original Cell No: 7a	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	There is an employment area nearby.	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	The A30 / Loggans roundabout is a major barrier to convenient/ease of access to the town and the Copperhouse TC.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	The area may link directly into Angarrack – access to other neighbourhood areas and into Hayle itself is constrained by the A30 and the Roundabout	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	The cell would likely have a significant impact on the village of Angarrack which would be hard to mitigate – the northern half of the cell would also impact on the setting of Hayle (as cell 6).	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	The area is not of a sufficient scale to be able to create a new neighbourhood.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The cell could form an expansion to Angarrack, however the cell is too large and would have to be mitigated by significantly reducing its size	Yellow
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	7a is separated and elevated from Hayle and is too large to function as an expansion to Angarrack (too small as a new neighbourhood). Access to Angarrack is potentially constrained. Access to Hayle is significantly constrained by the A30 / roundabout. 9	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	The existing narrow lanes to Angarrack would require improvement. (A30 is significant barrier)	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Original Cell No: 7b	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	There is an employment area nearby.	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	The A30 / Loggans roundabout is a major barrier to convenient/ease of access to the town and the Copperhouse TC.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	The area may link directly into Angarrack – access to other neighbourhood areas and into Hayle itself is constrained by the A30 and the Roundabout	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	There is potential for significant impact on Angarrack and the southern part of the cell rises steeply and would impact on setting of Hayle – this would only be mitigated by reshaping cell into smaller area	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	The cell is too small to create a new neighbourhood	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	There is a limited opportunity to expand the existing industrial estate and potential for a small expansion to Angarrack.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	7b is constrained by topography to the south and by potential impacts on Angarrack and by retaining distinction between the industrial park. Area is too small to create a new neighbourhood – there is potential for a very small expansion to Angarrack or of the existing industrial park. 9	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	No obvious issues of note in relation to Angarrack / industrial park. (note: in relation to Hayle however A30 is a significant barrier for access and movement)	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Original Cell No: 8	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	There are tow employment areas nearby – however access is constrained to one of the areas by a narrow lane	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	There are indirect routes to the Copperhouse and existing routes are narrow in places. The A30 and rail line effectively cut the cell off from the town - there are two crossing points one of which is constrained	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	There are neighbourhoods in close proximity however access routes are limited and would not enable ease of access. The A30 and rail line is a barrier to integration.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	This cell would breach the barrier created by the A30 which acts to define the boundary of Hayle – it is also rising ground that would have an impact on the setting of Hayle within the wider area.	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell would support a medium size neighbourhood with small scale facilities however its location means it is detached from Hayle and it would therefore not integrate well with Hayle itself.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	There are significant barriers created by the A30 and rail line. There are neighbourhoods in relatively close proximity however they have limited facilities and connection is limited and constrained.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The cell is detached from Hayle and sits on rising ground – development would have impact on the setting of Hayle. The A30 and rail line are major barriers to connectivity and integration with the town. 10	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Existing routes outside the cell are narrow and constrained and would require significant improvement	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Original Cell No: 9	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	There are 3 employment sites within 1200m; two of which have good direct access.	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	There are a number of routes to the town centre which are relatively direct; however there are limitations due to narrowness in relation to the crossings of the rail line.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	There are adjacent neighbourhoods with good direct access. To the east High lanes is the closest existing neighbourhood. Ventonleague is also in good proximity. The cell has potential t integrate well with the High Lanes area.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Cell would not create a significant risk to loss of identity although some impact on local landscape and town character would occur. The area may provide the opportunity to improve local facilities in the area.	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	There is potential to support a new neighbourhood; however the capacity of the area is not potentially not sufficient in order to create a neighbourhood of an adequate scale that would support a good level of local facilities	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The cell is relatively large in relation to the existing neighbourhood ; however it provides a good opportunity to strengthen the existing neighbourhood by providing further facilities in a way that integrates with the High Lanes area.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The cell is well related to the town centre and existing neighbourhoods and defined by the barrier of the A30. There is opportunity to expand the exiting adjacent neighbourhood area and facilities. Routes into the Town Centre are constrained by narrowness in places in particular under the rail line. 13	

<b>Movement infrastructure implications outside the cell – not scored</b>	
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Access routes into the Town Centre under the rail line would require improvements. The existing highways capacity in the local area would likely require improvements.

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Original Cell No: 10	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	There is one employment area within 1220m; the Foundry area is closest in proximity with relatively good access from the cell	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Both the Foundry and the Copperhouse Town Centres are within 1600m. The Foundry TC is closer and there is relatively good existing access. The Copperhouse is less direct and routes are narrow under the rail line	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	There are good connections to the High Lanes area; the Foundry area and, if a barrier created by a watercourse can be crossed there is potential for good access to the western area of Hayle.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Cell would not pose a significant risk to local character of identity and may provide opportunity to provide further neighbourhood facilities; however there may be some landscape setting impact in the western area of the cell in the valley area. The cell is well defined by the A30	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	There is opportunity to create a new neighbourhood with potential for adequate facilities; however the relationship with existing neighbourhood centres (High lanes/Foundry) and the linear shape of the cell would constrain development of a new neighbourhood centre.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell would be an expansion of two existing neighbourhoods – Foundry and High Lanes, and may provide additional facilities in these areas. Both existing centres are in close proximity and relate well with the cell	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The cell relates well with the town and adjacent neighbourhoods. There is potential to expand two existing neighbourhoods. In the west of the cell a flood corridor would need to be managed and/or integrated with any development and may require bridging. A wider movement issue to be assessed may be the opportunity or otherwise for access from the A30 at SW tip of cell. 15	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Existing highway capacity would require improvement due to the scale of the cell. An issue to be further assessed would be access into and out of the cell and any potential or otherwise for access of the A30?	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

<b>Step 7 – Urban Design Assessment</b> <b>Original Cell No: 11a</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	An employment area at Foundry Square is in close proximity on a direct access route. Further employment areas (St Erth/Hayle harbour) are just beyond 1200m	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	The cell is within 1600m of the Foundry Town Centre. There is good direct access along a primary street.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	There are no adjacent accessible neighbourhoods in relation the cell (other than the Foundry TC area) and the rail line through the middle of the cell is a major barrier to movement and accessibility from the cell.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	The location and rising nature of the cell means that there would likely be significant impact on the setting / character of the western edge of Hayle	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	The cell is too small and linear in order to create a new neighbourhood.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The cell could form an expansion to Foundry Square however the constraints may be the lack of opportunity to create good/safe access points along the B3301 to the Foundry area.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The cell is relatively small and linear in shape and would not enable a significant development/neighbourhood. There would be impacts on the setting of the western edge of Hayle and the rail line is a major barrier to movement and connectivity to adjacent neighbourhoods. Access from the B3301 may also be constrained. 11	

<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Access from the B3301 may be constrained and would require improvements.	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

<b>Step 7 – Urban Design Assessment</b> <b>Original Cell No: 11b</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	An employment area at Foundry Square is in relatively close proximity on a direct access route. Further employment areas (St Erth/Hayle harbour) are beyond 1200m.	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Foundry area is in relatively close proximity however routes are indirect for vehicular access.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	An adjacent to neighbourhood area is in close proximity however routes are not direct for any vehicular access.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	The location and rising nature of the cell means that there would likely be significant impact on the setting / character of the western edge of Hayle	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	The cell is too small in order to create a new neighbourhood.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Links to existing neighbourhoods would be difficult to create due to indirectness and narrowness of routes. Some small scale expansion to Foundry Square may be possible.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The cell is small and linear in shape. There is potential (if developed) for impact on the setting and character of Hayle at its western edge. There are constraints from the narrowness and the nature of the indirect routes from the cell into adjacent neighbourhood areas. 10	

<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	The capacity of existing routes would require review, particularly links to Foundry Square due to the narrowness of routes for vehicles.	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

<b>Step 7 – Urban Design Assessment</b> <b>Original Cell No: 12</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	There are two employment areas (Foundry/St Erth) just within 1200m of the cell; however access routes to both are indirect and constrained in places e.g. to St Erth.	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	There are two potential routes to the Foundry Town Centre however routes are constrained particularly through the St Erth area. The cell is effectively cut off from the town by the A30.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	There are two potential routes to an existing neighbourhood area over the A30 and into Hayle west, however the A30 is a significant barrier in relation to the integration of this cell.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	There would be significant impact on the settings of St Erth and the west area of Hayle as the A30 at present forms a physical edge and a barrier to west area of Hayle	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	The cell may provide scope for a new neighbourhood although capacity may be insufficient to support adequate facilities and the barrier of the A30 constrains access to Hayle and the ability of the cell to integrate with the town.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	There are no adjacent neighbourhoods to which the cell could act as an expansion to due to the barrier created by the A30.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The cell is separated form Hayle by the A30 which is a significant barrier and the area would not therefore act as an expansion to the town. The area would impact on the identity of St Erth and the western edge of Hayle due to its location. 9	

<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	The existing road network would be inadequate for developing this area particularly through St Erth. The existing A30 crossings and rail line would also require improvement	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

<b>Step 7 – Urban Design Assessment</b> <b>Original Cell No: 1</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.		
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?		
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?		
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.		
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.		
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood		
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]		

<b>Movement infrastructure implications outside the cell – not scored</b>	
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

<b>Step 7 – Urban Design Assessment Merged Cell: A (No.1&amp;2)</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Parts of North Quay are a potential employment site. The Foundry TC is within 1200m which also provides employment opportunities. There is the potential for employment uses on South Quay also.(Bridge improvements)	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	There is good access to the Foundry TC particularly with the new bridge provision. Copperhouse TC is also within 1600m.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	By merging cells 1 and 2 the likelihood of an access route to the existing road is increased; improving access to Riviere Towans and Phillack.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	The Riveria Towans holiday park has a distinct identity from Hayle – to mitigate this and retain this separation from the town this merged cell area excludes the cricket ground area.	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	The merged cell area would include the proposed employment space on North Quay. While the cell may not deliver sufficient housing capacity for a new neighbourhood it will have good links with the Foundry area and areas of employment.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The cell would have good access to the Foundry and also have access to facilities within the proposed employment space on North Quay.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Merged cell A would act as an expansion to the Foundry area and provide good links to Phillack and Riviere Towans neighbourhood areas. Proposed employment on North Quay would integrate well and the improved bridge and road access through North Quay will enable good access. 14	

<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	The improved bridge access and road along North Quay is being delivered on site 2011. Access to King George Memorial for pedestrians and cyclists – new access road to Churchtown Road.	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

<b>Step 7 – Urban Design Assessment Merged Cell: B (No.1&amp;2)</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Cell is within 1200 m of employment sites. Access is constrained by movement through Phillack. There is potential for new employment space on North Quay, although connection to this may be constrained.	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Access through Phillack is constrained by narrowness of the road and indirect route – there is potential for access to be made through North Quay but again this may be constrained.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	The area would link into to Phillack which is directly adjacent.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Due to its reduced scale the proposed area would not pose a significant risk of any loss of Phillacks character or identity – respecting and retaining this has dictated the scale of this area.	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	The area is too small.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The area is small enough to be incorporated as a small scale expansion of Phillack and may provide a new community facility, if needed.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	This is a small area of expansion to Phillack (not the urban area of Hayle) – it would not impact significantly on character or identity and may provide the opportunity for a new community facility for Phillack if needed. 12	

<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Access through Phillack is constrained and may require some improvements.	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Merged Cell: C (No 6&7)	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Yes - there are employment sites in relatively close proximity to the site.	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	The A30 / Loggans roundabout is a major barrier to convenient/ease of access to the town and the Copperhouse TC.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	The area may link directly into Angarrack – access to other neighbourhood areas and into Hayle itself is constrained by the A30 and the Roundabout	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	The cell would likely have a significant impact on the village of Angarrack which would be hard to mitigate – the northern half of the cell would also impact on the setting of Hayle (as cell 6).	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	This merged cell is limited in scale to support a new neighbourhood which would support adequate facilities, although it may provide some level of additional facilities.	Yellow
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The area is too large to act as an expansion of an existing neighbourhood and it would subsume Angarrack.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The cell is isolated from Hayle due to the barrier created by the A30 / roundabout – it would be separated from the Town. If developed this area would have significant impact and would subsume Angarrack with loss of its individual character and identity. 9	

<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	The A30 / roundabout is a barrier – better access across this to Hayle would be required. Improved access through Angarrack would also be required.	

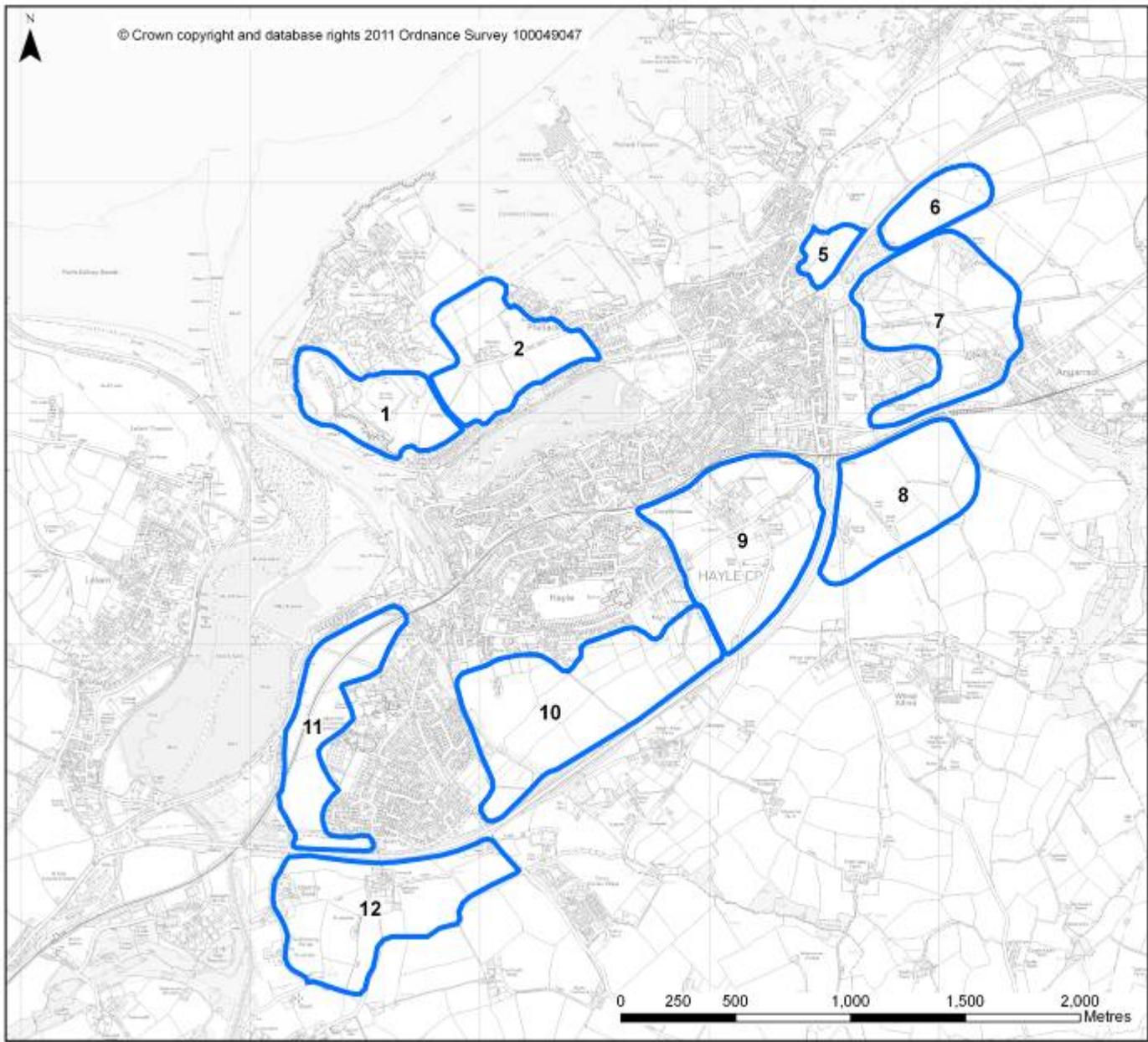
**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

Step 7 – Urban Design Assessment Merged Cell D (No 9&10)	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	There are 3 employment areas within good proximity and access (incorporating the two town centre areas).	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	There is good access to the Foundry Town Centre and the Copperhouse TC although routes to the Copperhouse are constrained by narrowness in places.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Expansion would link directly into the High Lanes area, with good integration also into the Foundry, Copperhouse and potentially the Hayle west neighbourhood area.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	This merged cell is a large area which would have some impact on the identity an character of Hayle, however this could be sufficiently mitigated - The A30 provides a strong boundry definition for Hayle.	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	The volume of development in this area would be sufficient to support a new neighbourhood with good facilities – however the eastern part of the cell may function as a more distinct neighbourhood and the western area may function better as an expansion to the Foundry area - due to the cells linear shape and these issues there is some limitation to creating one new cohesive neighbourhood.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The Cell would be an expansion of two existing neighbourhoods – Foundry and High Lanes, and may provide additional facilities in these areas. Both existing centres are in close proximity and relate well with the cell	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	A large expansion area would strengthen an existing/new neighbourhood centre at High Lanes in the east and wodul also act as an expansion of the Foundry area in the west. The A30 provides a strong boundry definition to the south. The valley in the west may be impacted to some degree in landform / landscape terms and may require some mitigation. 14	

<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Due to the scale of the area road improvement though Hayle would be required. A bridge link across the watercourse in the valley in the west of the cell may be required. An issue which requires further analysis is the potential or otherwise for further access of the A30 and any wider strategic benefit this may have/deliver?	

**HAYLE TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT**

<b>Step 7 – Urban Design Assessment Merged Cell: E (No 9&amp;10)</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	There are 3 employment sites within 1200m; two of which have good direct access.	
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	There are a number of routes to the town centre which are relatively direct; however there are limitations due to narrowness in relation to the crossings of the rail line – Foundry access is further than Copperhouse.	
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	There are adjacent neighbourhoods with good direct access. To the east High lanes is the closest existing neighbourhood. Ventonleague is also in good proximity. The cell has potential to integrate well with the High Lanes area.	
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Although large the cell would not pose a significant risk to local character due to the setting of the area within the wider landscape.	
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Although the capacity would exist to create a new neighbourhood its proximity to High Lanes would not merit creating a distinct new centre due to the opportunity to expand the existing High Lanes neighbourhood area with a strengthened centre.	
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The area is large however it would function well as an expansion to High Lanes by creating a strengthened centre and providing new/additional facilities.	
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	A large area which would create an expansion to the High Lanes neighbourhood providing additional facilities in an area that would not impact significantly on local character or identity. The capacity of the existing road infrastructure would require detailed consideration. 13	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	The capacity of the existing road infrastructure would require detailed consideration e.g. need for various junction improvements etc.	



**STEP 7: Hayle Urban Design Assessment; Map 1 - Cell areas carried forward from step 5**

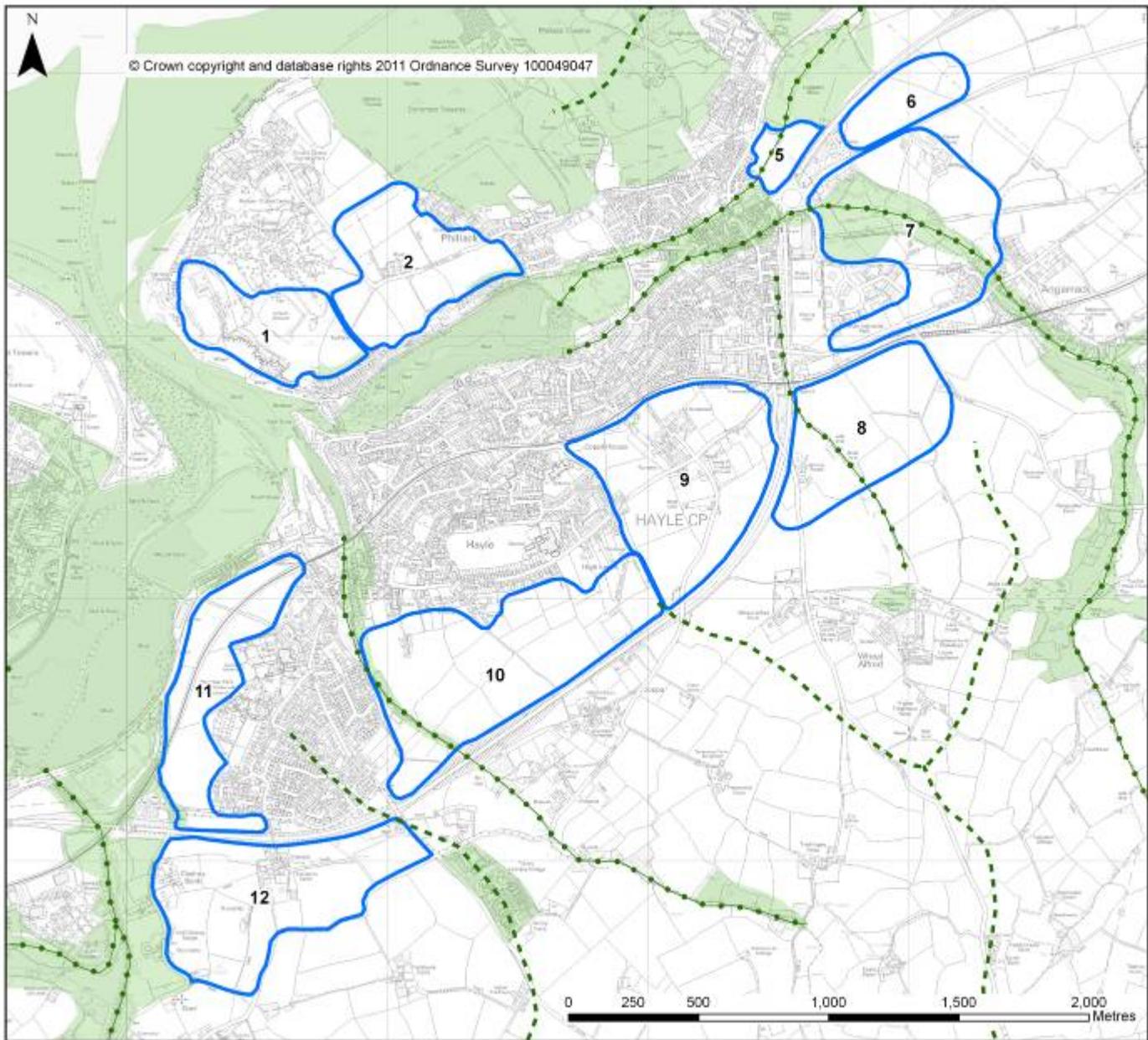
 Appropriate areas still under consideration for future development



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Drawing no: Hayle/Step7/map1  
Date: July 2011



**STEP 7: Hayle Urban Design Assessment; Map 2 - Features and cells**

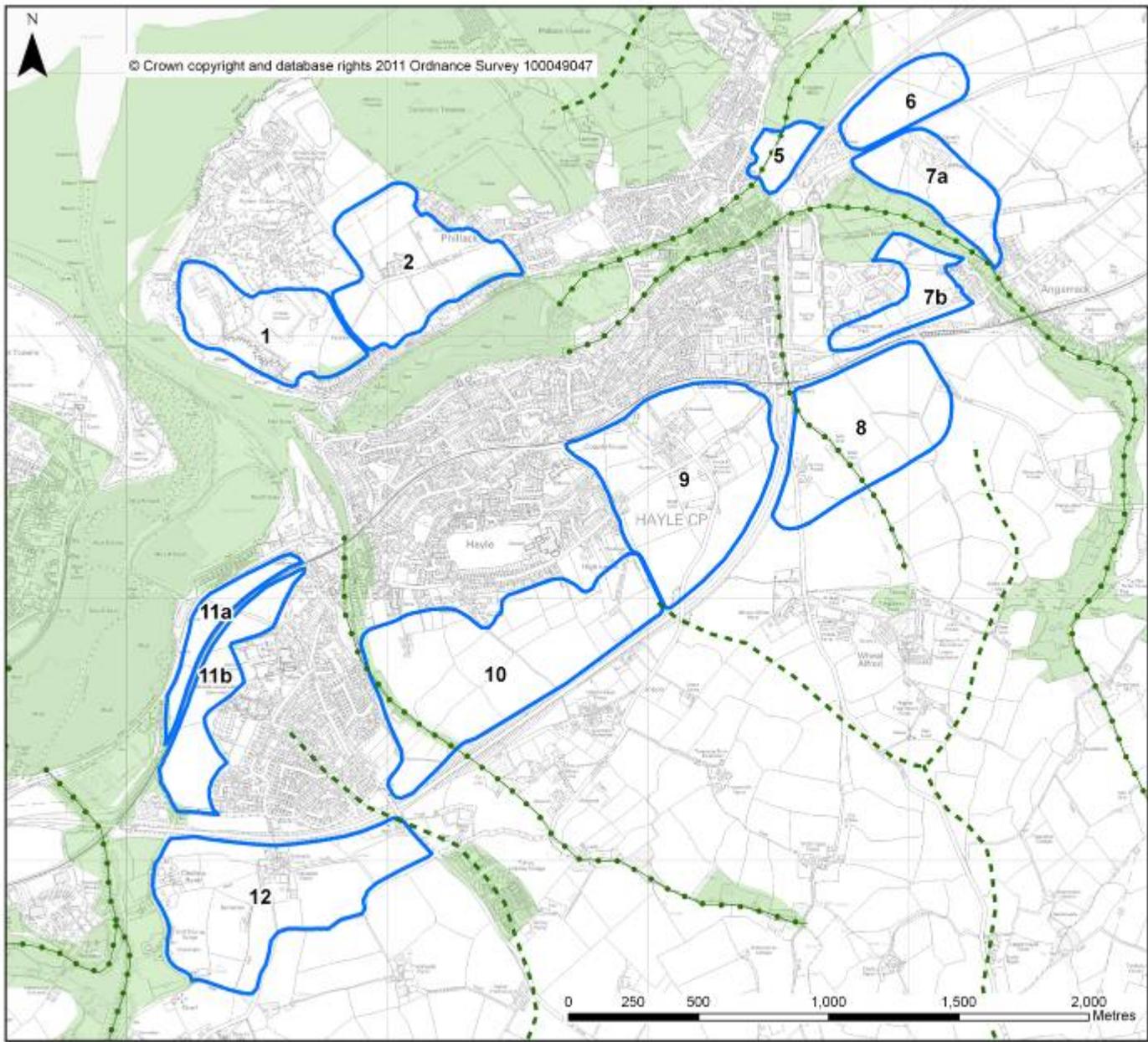
-  Appropriate areas still under consideration for future development
-  Topographic ridges
-  Topographic valleys
-  Areas of physical constraints



**Planning Delivery Team (west)**

Cornwall Council  
Dolcoath Avenue, Camborne, Cornwall, TR14 6SX

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**STEP 7: Hayle Urban Design Assessment; Map 3 - Cell areas following further detailed analysis**

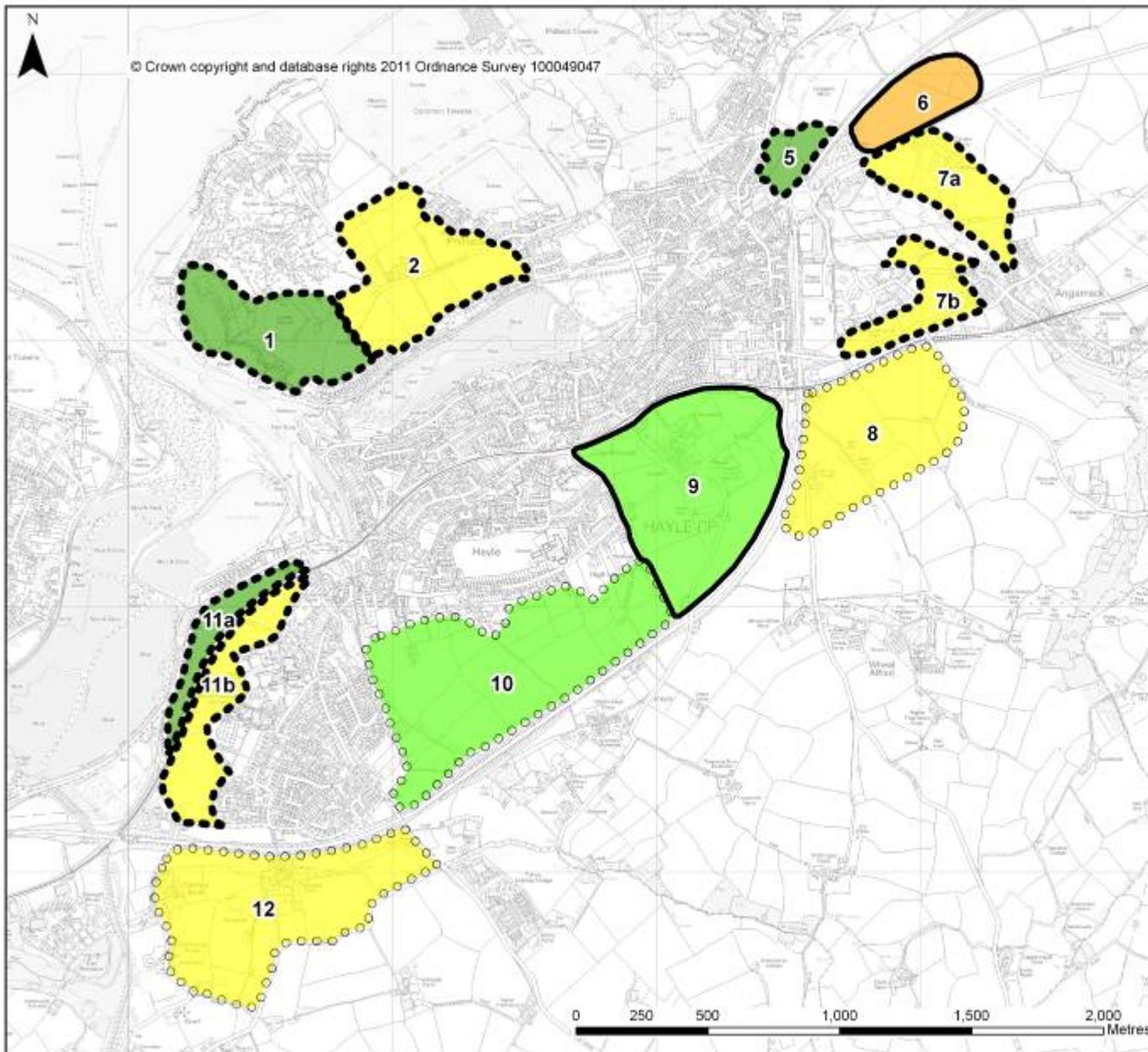
-  Appropriate areas still under consideration for future development
-  Topographic ridges
-  Topographic valleys
-  Areas of physical constraints



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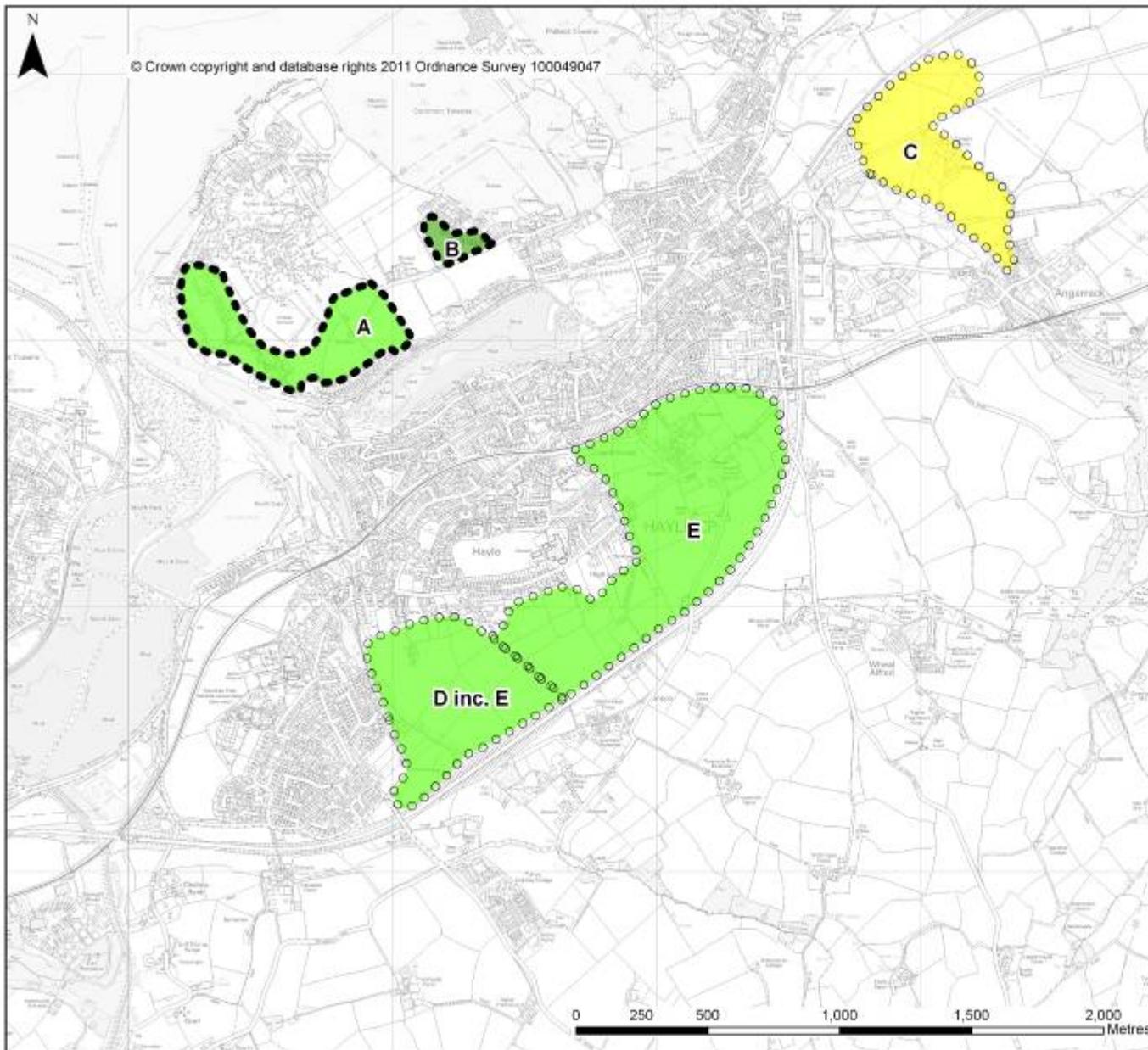


**STEP 7: Hayle Urban Design Assessment; Map 4 - Cell performance to provide an expansion to an existing neighbourhood or to provide a new neighbourhood**

Best performing cell from urban design assessment 

Worst performing cell from urban design assessment 

-  Opportunity for a neighbourhood expansion
-  Opportunity for a new neighbourhood
-  Opportunity for a new neighbourhood or expansion



**STEP 7: Hayle Urban Design Assessment; Map 5 - Merged cell performance to provide an expansion to an existing neighbourhood or to provide a new neighbourhood**

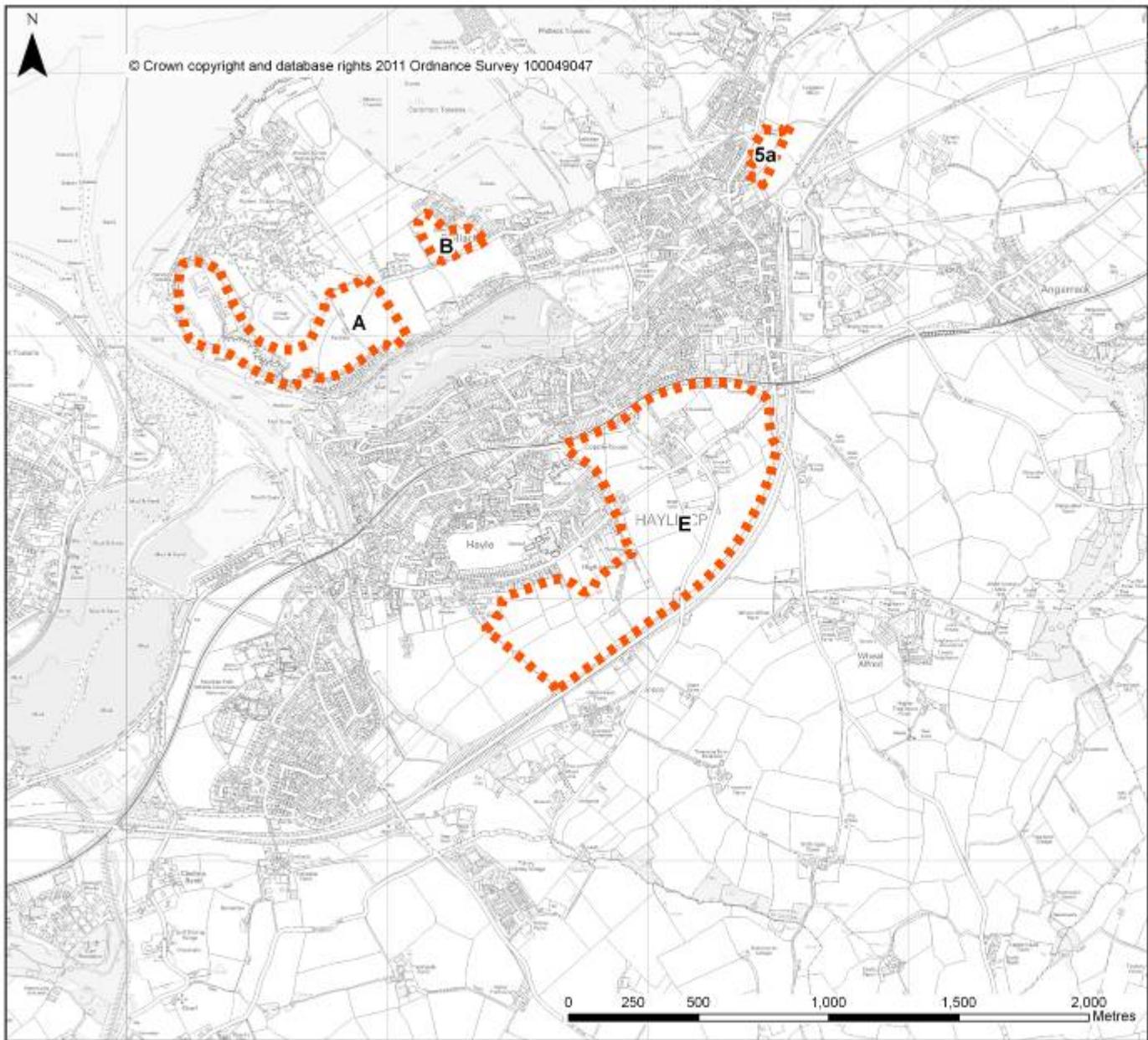
- Best performing cell from urban design assessment 
- Worst performing cell from urban design assessment 
-  Opportunity for a neighbourhood expansion
-  Opportunity for a new neighbourhood



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Cornwall Council  
Dolcoath Avenue, Camborne, Cornwall. TR14 6SX

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Date: July 2011



**STEP 7: Hayle Urban Design Assessment; Assessment conclusion - Option 1**



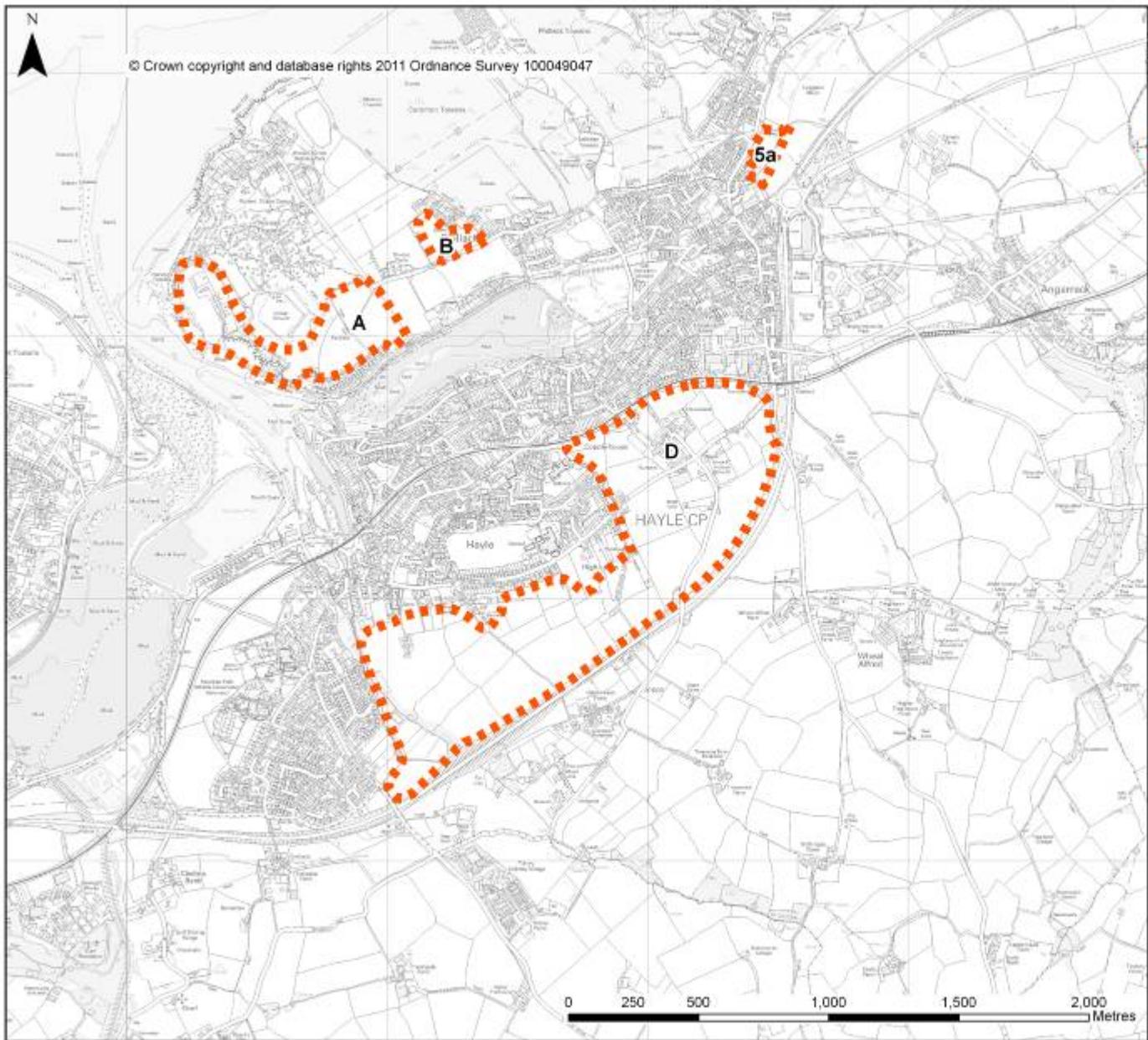
Option 1 - Preferred cells



**Planning Delivery Team (west)**

Cornwall Council  
Dolcoath Avenue, Camborne, Cornwall, TR14 6SX

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Date: July 2011



**STEP 7: Hayle Urban Design Assessment; Assessment conclusion - Option 2**

 Option 2 - Preferred cells



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Date: July 2011