

SITE 1: SOUTH QUAY		
ASSESSMENT CRITERIA	COMMENTS	
<b>A. SITE DESCRIPTION</b>		
Location	Edge of Centre	
Site area / size	3.4 ha	
Existing land-uses	Disused harbour area and brown field site	
Adjoining land-uses	Bounded by the estuary to the north, west and east	
<b>B. PLANNING POLICY ISSUES</b>		
Development Plan Policy Status, Policy & Allocation	Allocated for mixed use development under Policy TV-Das a mixed use allocation to include the development of Class A1, A2, A3, B1, B2, B8, C1, C3, D1 and D2 uses. The site is located within the Cornwall and West Devon Mining Landscape World Heritage Site, a designated conservation area, surrounded by the Grade II listed harbour wall and adjacent to a SSSI.	
Emerging Planning Policy – Status, Policy & Allocation	Hayle AAP identifies the site as a Potential Development Site (H1) for mixed use development including retail development that is located in close proximity to the defined shopping area at Penpol Terrace and Foundry Square	
Relevant Proposals / Permission(s)	Resolution to grant permission for an outline application for mixed use subject to a S106. Proposal for a 40,000 sq ft supermarket recently withdrawn.	
<b>C. ACCESSIBILITY</b>		
Accessibility by private car	Some constraints to access, need for comprehensive redevelopment to overcome this.	
Accessibility by a choice of means of transport	Accessible from a number of modes of transport, including public transport	
<b>D. CONSTRAINTS TO DEVELOPMENT</b>		
Access	Need for new highways infrastructure adjoining Carnsew Road	
Parking	Large enough to accommodate sufficient car parking	
Impacts on neighbouring properties / land (Amenity considerations)	Due to the sensitive visual location of this site, impacts on surrounding areas will need to be carefully considered.	
Visual Impact (Quality of development required)	Site is located within a World Heritage Site, the Hayle Conservation Area, surrounded by a Grade II listed harbour wall. It is a high profile site, visible from a number of different parts of Hayle and redevelopment will be central to <i>improving</i> the visual appearance of this area. Fundamental objections have been raised in respect of the principle of siting a large food store building on the quay by ICOMOS, CABE and English Heritage. The prominence and heritage context of the site is such that it has been proven to be unsuitable for the type of development required to accommodate a large foodstore and its servicing / car parking.	
Servicing	Large enough to accommodate sufficient servicing area	
Difficulties with displacing existing uses	n/a	
Environmental impacts	The site lies adjacent to an SSSI. Strategic flood issues to be resolved.	
<b>E. DEVELOPMENT CHARACTERISTICS &amp; IMPLEMENTATION</b>		
Acquisition Costs	n/a	
Development Costs	The costs of redeveloping this area are likely to be significant (need to raise levels, repairs to sea wall etc)	
Timescale	Long term	
Commercial Attractiveness	Given the length of time which redevelopment proposals at the harbour have taken to come to fruition, the commercial attractiveness is not clear-cut.	
<b>F. ADDITIONAL CONSIDERATIONS</b>		
Potential for Planning Gain (Traffic Management)	Potential to fund new bridge access to Penpol Terrace.	
Ability to Meet Identified Need	The proposed 40,000sqft store will go over and above meeting identified need – to the detriment of the town centres	
Trade Draw	Significantly the location is unlikely to impact negatively on the shopping patterns and performance of other town centres in West Cornwall.	
<b>CONCLUSIONS</b>		
Suitable: No	Viable: Potentially	Available: Yes



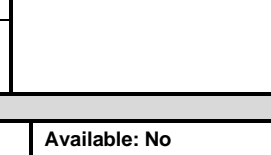
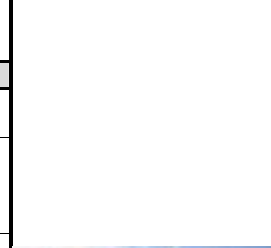
SITE 2: BOOKERS WAREHOUSE		
ASSESSMENT CRITERIA	COMMENTS	
<b>A. SITE DESCRIPTION</b>		
Location	Edge of Centre	
Site area / size	0.25 ha	
Existing land-uses	Bookers currently trade from the site, with car parking	
Adjoining land-uses	Unit is surrounded by small open parking, storage and circulation area, along with a railway line, residential and commercial uses. There is a vacant area of land to the north of this site, on the opposite side of the railway line.	
<b>B. PLANNING POLICY ISSUES</b>		
Development Plan Policy Status, Policy & Allocation	Forms part of wider designation for a heritage centre, craft workshops and ancillary retail units under proposal TV-E in the adopted Local Plan.	
Emerging Planning Policy – Status, Policy & Allocation	The Hayle Area Action Plan Issues and Options (January 2008) allocates the site for small scale retail to complement the Harveys Regeneration Project.	
<b>C. ACCESSIBILITY</b>		
Accessibility by private car	Access by private car to this site is shared with a number of other uses and improvements may be required as part of any redevelopment scheme.	
Accessibility by a choice of means of transport	Site is in reasonably close proximity to rail and bus services visiting the Foundry area of Hayle.	
<b>D. CONSTRAINTS TO DEVELOPMENT</b>		
Access	Poor pedestrian connectivity to Foundry town centre. There are some current constraints to access to this site.	
Parking	Limited capacity for on-site parking.	
Impacts on neighbouring properties / land (Amenity considerations)	Site is close to other commercial and residential uses and careful design of redevelopment scheme will be required.	
Visual Impact (Quality of development required)	No onerous constraints envisaged, although position within Conservation Area will require careful design approach	
Servicing	Access to the site will influence servicing arrangements	
Difficulties with displacing existing uses	Redevelopment will depend on the ability/willingness of the existing occupier to relocate and the availability of alternative sites for existing uses.	
Environmental impacts	No onerous impacts envisaged	
<b>E. DEVELOPMENT CHARACTERISTICS &amp; IMPLEMENTATION</b>		
Acquisition Costs	Unknown	
Development Costs	Likely to be abnormal	
Timescale	Medium term opportunity, depending on the ability to relocate existing occupier	
Commercial Attractiveness	No opportunity for active frontage	
<b>F. ADDITIONAL CONSIDERATIONS</b>		
Potential for Planning Gain (Traffic Management)	Need to address traffic and access issues.	
Ability to Meet Identified Need	Site not capable of delivering a supermarket of the size required for Hayle	
Trade Draw	The location is unlikely to impact negatively on the shopping patterns and performance of other town centres in West Cornwall.	
<b>CONCLUSIONS</b>		
<b>Suitable: No</b>	<b>Viable: Potentially</b>	<b>Available: No</b>



SITE 3: R&J SUPPLIES, COPPER TERRACE		
ASSESSMENT CRITERIA	COMMENTS	
<b>A. SITE DESCRIPTION</b>		
Location	Edge of centre (to the east of the defined Copperhouse town centre)	
Site area / size	0.7 ha	
Existing land-uses	Former industrial premises, partly used for retail.	
Adjoining land-uses	Residential uses surround the site, with some commercial uses to the north and west.	
<b>B. PLANNING POLICY ISSUES</b>		
Development Plan Policy Status, Policy & Allocation	The Penwith District Local Plan (February 2004) allocates the site for residential development under proposal H-G. Site is located within a Conservation Area.	
Emerging Planning Policy – Status, Policy & Allocation	The PRS highlights that the site is unsuitable for large scale retail development. However, the draft AAP explores the potential for small scale commercial / retail uses to potentially support the Copperhouse Centre and allocates the site as a Potential Development Site (H4).	
<b>C. ACCESSIBILITY</b>		
Accessibility by private car	Site is close to Copper Terrace, which is the main route through the centre of Hayle.	
Accessibility by a choice of means of transport	Close to public transport services.	
<b>D. CONSTRAINTS TO DEVELOPMENT</b>		
Access	Access arrangements to the site are historic and would need to be improved as part of any redevelopment scheme.	
Parking	Site is large enough to accommodate some on-site parking, although access constraints may influence parking provision.	
Impacts on neighbouring properties / land (Amenity considerations)	Impacts on surrounding residential properties are likely to be a key consideration.	
Visual Impact (Quality of development required)	Appearance of the site from the surrounding residential uses and view of part of the site from Copper Terrace will be important considerations (including location within Conservation Area).	
Servicing	Servicing may be constrained by current highway layout.	
Difficulties with displacing existing uses	Site is mostly vacant, with some small scale uses requiring relocation	
Environmental impacts	Contamination from former industrial uses will need to be considered within any redevelopment scheme.	
<b>E. DEVELOPMENT CHARACTERISTICS &amp; IMPLEMENTATION</b>		
Development Costs	Unlikely to be abnormal, depending on contamination issues.	
Timescale	Short to medium term opportunity.	
Commercial Attractiveness	Site is unlikely to be attractive to large scale retail operators and other retailers, given poor main road frontage.	
<b>F. ADDITIONAL CONSIDERATIONS</b>		
Potential for Planning Gain	Potential funding towards highways improvement s	
Ability to Meet Identified Need	Given the preference for residential uses on this site, this site unlikely to accommodate any part of the identified retail need. The site is too small to accommodate a development of the size recommended by the PRS.	
Trade Draw	Retail uses on this site would need to be considered in terms of their ability to link into the existing town centre shopping areas and provide a positive impact on the overall health of the centre.	
<b>CONCLUSIONS</b>		
Suitable: No	Viable: No	Available: Potentially



SITE 4: ATLANTIC MOTORS, COPPERHOUSE		
ASSESSMENT CRITERIA	COMMENTS	
<b>A. SITE DESCRIPTION</b>		
Location	Edge of centre (to the west of Copperhouse town centre)	
Site area / size	0.25 ha	
Existing land-uses	Car showroom and forecourt	
Adjoining land-uses	Waterfront to the north, Fore Street to the south and east and further commercial uses to the west.	
<b>B. PLANNING POLICY ISSUES</b>		
Development Plan Policy Status, Policy & Allocation	Outside of the defined town centre boundary. Proposals map shows that site is liable to flood.	
Emerging Planning Policy – Status, Policy & Allocation	PRS advises that there is potential to extend the Copperhouse centre to include the this site. The site site is allocated for redevelopment in the AAP under Policy H8.	
Relevant Permission(s)	Unknown	
<b>C. ACCESSIBILITY</b>		
Accessibility by private car	Very good accessibility, given proximity to Fore Street.	
Accessibility by a choice of means of transport	Very good accessibility, given proximity to Fore Street.	
<b>D. CONSTRAINTS TO DEVELOPMENT</b>		
Access	Good – no obvious constraint	
Parking	Limited space for car parking	
Impacts on neighbouring properties / land (Amenity considerations)	No significant impacts on neighbouring uses envisaged. Consideration should be given to relationship with waterside walkway.	
Visual Impact (Quality of development required)	Prominent waterside site requiring high standard of design.	
Servicing	Limited space for sufficient servicing area.	
Difficulties with displacing existing uses	Redevelopment will be dependent on the aspirations of the existing occupier/landowner.	
Environmental impacts	Relationship to waterfront should be considered. Whilst flood defences are currently in place, and are considered by the EA to provide effective defences, there are long term uncertainties regarding flood protection in Hayle.	
<b>E. DEVELOPMENT CHARACTERISTICS &amp; IMPLEMENTATION</b>		
Acquisition Costs	Unknown	
Development Costs	No abnormal costs envisaged.	
Timescale	Medium term opportunity, depending on intentions of existing owner/occupier.	
Commercial Attractiveness	Likely to be attractive for a range of land uses.	
<b>F. ADDITIONAL CONSIDERATIONS</b>		
Potential for Planning Gain (Traffic Management)	n/a	
Ability to Meet Identified Need	Irregular shape, too small to accommodate identified need.	
Trade Draw	Site is not big enough to accommodate a foodstore of the size required to meet the identified need and draw back expenditure currently leaked to other towns.	
<b>CONCLUSIONS</b>		
Suitable: No	Viable: No	Available: No



SITE 5: FORMER DANIELS STORE		
ASSESSMENT CRITERIA	COMMENTS	
<b>A. SITE DESCRIPTION</b>		
Location	Town Centre (Copperhouse), north of Fore Street	
Site area / size	0.17 ha	
Existing land-uses	Vacant retail premises (previously Co-op)	
Adjoining land-uses	Retail and commercial uses. Waterfront location.	
<b>B. PLANNING POLICY ISSUES</b>		
Development Plan Policy Status, Policy & Allocation	Within defined town centre and within Conservation Area	
Emerging Planning Policy – Status, Policy & Allocation	The PRS advises that any redevelopment scheme should include retail uses on the ground floor with residential and other commercial uses on the ground floor.	
<b>C. ACCESSIBILITY</b>		
Accessibility by private car	Very good, given close proximity to Fore Street, which is the main route running through the centre of Hayle.	
Accessibility by a choice of means of transport	Very good, given close proximity to Fore Street	
<b>D. CONSTRAINTS TO DEVELOPMENT</b>		
Access	Via Fore Street	
Parking	Restricted ability for on-site car parking	
Impacts on neighbouring properties / land (Amenity considerations)	In conservation area, impact on waterfront and riverside walkway	
Visual Impact (Quality of development required)	Prominent site; required high standard of design. Within Conservation Area.	
Servicing	Limited space for servicing.	
Difficulties with displacing existing uses	Although site is currently vacant, it is understood that a furniture and furnishings company has completed the purchase of the site recently.	
Environmental impacts	Relationship to waterfront should be considered. Whilst flood defences are currently in place, and are considered by the EA to provide effective defences, there are long term uncertainties regarding flood protection in Hayle.	
<b>E. DEVELOPMENT CHARACTERISTICS &amp; IMPLEMENTATION</b>		
Acquisition Costs	Unknown	
Development Costs	No onerous costs envisaged	
Timescale	Short term opportunity.	
Commercial Attractiveness	Site not big enough for supermarket development	
<b>F. ADDITIONAL CONSIDERATIONS</b>		
Potential for Planning Gain (Traffic Management)	n/a	
Ability to Meet Identified Need	Site is too small to accommodate the proposed foodstore.	
Trade Draw	Site is not big enough to accommodate a foodstore big enough to meet the identified need and draw back expenditure currently leaked to other towns	
<b>CONCLUSIONS</b>		
<b>Suitable: No</b>	<b>Viable: No</b>	<b>Available: No</b>

