

Outline Planning Application

ING Real Estate's outline planning application (OPA) for the regeneration of Hayle Harbour seeks to provide the principle and framework for development. Detailed planning applications will be brought forward for the various areas which are anticipated to follow the approximate phasing outlined here:

Phasing

ING Real Estate has been asked to reflect public agency priorities for economic development and the wave hub initiative within their proposals. These priorities have determined ING's approach to phasing. Primarily initial emphasis is upon the provision of infrastructure to support Wave Hub in its broadest economic sense. This has meant that initial emphasis has been shifted to focus on North Quay rather than across the whole scheme. It is anticipated that the initial first phase will cover an approximate three-year period.



Phase 1

A. Within the Harbour:

Repair and refurbishment of the East and North Quay Harbour Walls;
 Creation of the new Fishing and Commercial Harbour, together with the necessary access and slipway facilities to support the operation of Wave Hub and the fishing fleet;
 Dredging of the Harbour area to facilitate the ability to provide the new Harbour, together with the basis for establishing the proposed marina subsequently
 Reinstatement of the historic sluicing regime to support operations within the harbour.

B. Infrastructure to Support Wave Hub:

Construction of the new bridge onto North Quay;
 Construction of the new spine access road along North Quay and beyond;
 Providing access to both Wave Hub itself and the new harbour and associated facilities;
 Consequent flood defences (including the new North Quay promenade, an essential component of the key "link to the Beach") and physical uplift of land on North Quay to ensure Environment Agency standards are met;
 Creation of the basis to develop a "Wave Hub" Industrial and business park on land adjoining the new harbour; and
 Provision of a Hilltop car park to serve in part the Wave Hub business park, to provide winter boat storage for the marina and to provide broader parking for the regeneration proposals.

C. Commencing the Development Process:

Closely allied to the two categories opposite will be the provision of a fishermen's support building, a new Harbour Office and yard space to serve both Wave Hub and the fishing fleet;
 Provision of roads and services to Hilltop and to commence the process of developing Riviere Fields; and
 Elements of residential (and supporting commercial) development on North Quay, Hilltop and Riviere Fields.
 Ongoing phasing may well have to be adjusted to reflect changing market circumstances, but the broad approach is as follows:

Phase 2

The completion of infrastructure provision to serve Riviere Fields, further residential development on North Quay and Hilltop, the initial establishment of the marina together with provision of a sailing and watersports facility and the commencement of development of the Wave Hub business park under the auspices of SWRDA.

Phase 3

The completion of residential development on the northern side of the Harbour, together with completion of the Wave Hub business park.

Phase 4

Emphasis will shift from North to South, with the development of South and East Quays, along with associated works and infrastructure provision.



The Vision: 'An enterprising community sustained by local resources and leading Cornwall's participation in the international knowledge economy'

Public reaction to our initial plans in our two previous exhibitions was very positive, with much support for regeneration of the Harbour, and bringing in new life, activities and jobs to Hayle. Many good ideas and observations came out of the consultations – which have been duly considered and fed into the new proposals.

The enthusiasm for our plans was confirmed by the more extensive public consultation exercise undertaken by Revitalise! Hayle Coast and Country.

Although our plans are more advanced than before, they are not yet fixed which is why we have submitted an outline planning application. An outline planning application is to gain approval for the principle of development. Consequently the proposals do not contain detailed designs the pictures just show simple blocks for buildings.

'HAYLE 2027' - In the future, Hayle has the potential to be a dynamic place:

“ Hayle in 2027 is a town which has been growing and thriving for 20 years. It is a town that has built on its historic role as a centre for innovation and industry and developed as a low carbon sustainable settlement with energy provided from the onsite renewable energy infrastructure and the Wave Hub. It is a settlement with exceptional levels of IT connectivity linked into transatlantic and global information networks and a strong techno-surf community. In 2027 Hayle is an increasingly self-sufficient community with mutually supportive businesses and services. It is a place renowned for quality local produce prepared by local and national enterprises. It is a place where people enjoy an exceptional setting and quality of life. It has a lively waterfront animated by its use as an active fishing harbour, marina and community boating harbour. An attractive public realm capitalises on the waterside location with a variety of streets and spaces providing access to the waterfront, including a waterside promenade linking the town to the beach.

As a place to live it offers both the charms of the historic environment and the new neighbourhoods of South Quay, North Quay and Riviere Farm, which are defined by their attractive well-connected pedestrian friendly streets, spaces and opeways and quality low-carbon contemporary houses and apartments. The town champions sustainable architecture, high quality public realm and sustainable transport.

Because it is a unique place with stunning natural and cultural assets Hayle has major tourism appeal. Its 'green' credentials have given the town a leading role meeting the demand for low-carbon tourism. Tourist accommodation is spread around the town so that the visitor feels part of the community. Accessibility by train has been enhanced and demands for parking and vehicular access arising from its success have been managed through the provision of 'green' travel plans.

The tourism role of the town together with its importance as a centre for high quality jobs has allowed it to develop a significant food and drink and retail economy, which is sustained year round by visitors and the indigenous resident and business communities.





South Quay & Foundry

South Quay will be a lively waterfront area, forming part of the town centre of Hayle, along with the Foundry, Foundry Square and Penpol Terrace. One of the key destinations on the new route to the beach which links through East Quay and North Quay: the place to shop and enjoy a casual lunch or drink; a place to work in one of a number of creative business workspaces set within the quay; and a place to network and create new business and personal connections. The Development Framework accompanying the OPA seeks to create:

- a variety of waterfront public spaces and intimate internal streets and spaces
- a variety of small scale quality retail uses and some food and drink along a waterfront promenade stepped on three levels
- new pedestrian bridges providing direct connections across Penpol Creek to East Quay and to Penpol Terrace
- impoundment of Penpol Creek to retain a permanent depth of water within the creek to keep vessels afloat during low tide including temporary mooring of historic vessels at South Quay for tourist and local interest
- sheltered and intimate streets and courtyard spaces within the blocks containing a variety of retail and business uses including live-work units
- new business and live work uses in the areas where footfall will be lower
- residential units above ground floor with balconies, decks, and in some places roof gardens
- a promontory space at the end of South Quay projecting into the estuary and providing wonderful panoramic views
- a landmark building on the end of South Quay with stunning waterfront/ sea views, sunsets and links to East Quay.



Clifftop & Hilltop

The hilltop is a raised area of Towans at the top of the cliff on North Quay, which enjoys spectacular views across the harbour, estuary and landscape around Hayle. At the top of the cliff, terraces of houses and apartments would line the 'opeways' from North Quay, and connect directly down to the waterfront via a series of steps and decked areas, arranged to take advantage of the spectacular views, and create a varied and intimate environment.

- simple white coastal villas above the cliff top area sit within the dune landscape enjoying the aspect over the estuary and harbour
- a viewing point for those who make the climb up the opeways with a small cafe on the hilltop, as a destination and viewing area on the Hilltop
- a ramped path providing easy access winding its way up through a small coastal park linking the Hilltop and North Quay.
- a lift incorporated into the frontage of a multi-storey car park within the quarry on North Quay connecting into the ramped path through the hilltop park.
- a beach car park within the restored and recreated dune grassland where the previous informal sprawling parking area had degraded the dunes.



The character areas across the site respond to its setting:



- North Quay
- Clifftop & Hilltop
- Riviere Fields
- South Quay & Foundry
- East Quay



North Quay

North Quay lies on the route to the beach with waterfront buildings lining the waters edge and maximising views. North Quay will offer more food and drink outlets than it does retail. It should be the place to go in the afternoon and evening to enjoy lunch or dinner and benefit from the great south westerly aspect; the place to bathe in sunshine in the early evening or watch the sunset over Carnsew Pool. North Quay will be the living waterfront, a place animated by boats and people enjoying the new destination. It will provide:

- A consolidated fishing hub at the new Fisherman's Quay and Harbour on North Quay, which will accommodate the needs of the local fishing industry with fixed, cross-flow harbour arm and floating pontoons, purpose-built ancillary buildings and facilities
- a shared promenade, with the upper and lower pedestrian promenades making up the change in levels between the development and the old quay walls
- linkages to connect North Quay to South and East Quays - new pedestrian routes made possible by new pedestrian bridges
- food and drink outlets lining the waterfront promenade with south facing areas for outdoor eating and drinking
- a wider waterfront space located adjacent to the Fish Quay and associated businesses specialising in local seafood and produce, with potential for a shop and restaurant
- the location for uses associated with the Wave Hub development and a centre for sustainable energy
- a number of high quality business and industrial uses in this area for serving the marine and high-tech sector
- a new sailing club adjacent to the fishermen's quay providing a clubhouse, slipway and boat storage and new marina off North Quay, located within a deepened basin
- the access along North Quay will be the main 'village street' – accommodating traffic movement and HGVs but still functioning as an attractive part of the development.
- the cliff would form a feature along the back of North Quay with a variety of lanes and 'opeways' providing access between the hilltop and waterfront with steps leading up the cliff through a series of public and private spaces
- a variety of building types with apartment blocks, houses with duplex and flats above, and town houses with south/south east facing gardens, all arranged to maximise views of the waterfront, either from within the dwelling or outside from balconies, decks and gardens.



Riviere Fields

Riviere Fields will become a new community on the hillside overlooking Copperhouse Pool. The development, arranged around a central green, will take advantage of stunning views. It would be a quality residential development built to link to pedestrian routes around Copperhouse Pool and contrast with the Hilltop development on the Towans, having a more urban feel similar to some of the more attractive and established residential areas on other slopes around Hayle.

- providing high levels of energy efficiency through passive design, with a series of solar terraces with south facing gardens and community gardens
- strong pedestrian and cycle linkages to Phillack, Copperhouse and North Quay
- set within a landscape of pines which act as 'shelterbelts' as well as providing an attractive landscape structure and recreational resource with paths through the areas of woodland.
- a copse of pines within the dune grassland landscape defining the junction between the Towans and Riviere Fields with existing Cornish hedges preserved.

East Quay

A prominent location within Hayle Harbour with stunning 360° waterfront views out into the estuary and providing a site for a landmark building. Two new pedestrian/ cycle bridges connect East Quay to the waterfront promenades on North and South Quays, and therefore form an important part in the link between the town and the beach.