

Hayle Area Plan Partnership
BUSINESS & ENTERPRISE DELIVERY GROUP
Held at Hayle Day Care Centre on 8 September 2008

Present:

John Nunn (Chair) (HAPP); Jim Wright (HAPP), Bob Mims (Hayle Chamber of Commerce), Harry Blakeley (Hayle Town Council, Hayle Chamber of Commerce and Hayle Residents Association), Syed Anhad Hossain (local businessman), Adele Oakes (Truro & Penwith College), Derek Ellis (Mad Hatter), Pauline Ellis (Derek Ellis Carpentry), Emlyn Harris (Dead interesting Productions), Anthea Bowen (Dead Interesting Productions), Amanda Miller (Male Company Barbershop) Jamie Moore (Terrill Bros (Founders) Ltd), Jane Sharp (Hayle Area Plan Partnership Manager), Jeremy Content (PDC), Caroline Sargent (PDC), David Clough (PDC) and Jane Sharp (HAPP Manager).

Local residents: J Daniel, Howard Lyons and D Sell.

Guest speakers: John Forsyth (Roger Tym & Partners), Rachel Cresswell (Cornwall Pure Business) and Janus Howard (Digital Peninsula Network).

1. Apologies

Paul Connolly (LDA Design).

2. Chairman's welcome

JN welcomed everyone and introduced the guest speakers.

3a. Hayle Harbour – Outline Planning Application (OPA)

The panel outlined issues in relation to employment and jobs. Key points raised:

Employment forecasts (Roger Tym & Partners):

- **North Quay** – reconstructed harbour and new facilities for fishermen, including units for storage and processing.
- **Leisure, water sports & hotel** - these will provide some jobs.
- **Residential** – approximately 1,000 new units will need construction workers and later on extra doctors, teachers, etc.
- **3 big opportunities:**
 - **General and industrial space on North Quay (500 jobs)**
Mainly for the Wave Hub (first priority) plus associated high tech businesses such as electrical and control systems, fabrication and research.
 - **Business Centre and small business units near Viaduct (230 jobs)**
Small business units (perhaps 20 or 30) for the creative industries. Link to further education, college and business support and skills development.
 - **Retail on South Quay**
A range of small-medium sized retail spaces.

Inward Investment (Cornwall Pure Business):

- **Support for businesses** – Since 2004 we have helped 123 companies move to Cornwall, mostly 1 or 2 person firms. Relocation 6-12 months or a bit longer.

Business Training (Digital Peninsula Network):

- **Access to training** – DPN has funding for training, this is available to Penwith businesses and their employees. In theory, it could be for any type of training and

for a wide range of needs. The process is for a business advisor to visit individual businesses and discuss training needs and the amount of funding required (including alternative sources of funding). The amount of funding available per business depends on the training needed and the number of employees. Contact and application details were left for those interested.

- **Internet marketing seminar for businesses** – This takes place from 6-9pm on 8 October 2008 at the Acorn Theatre in Penzance. Any business wishing to attend should contact DPN on 01736 333700 to book a place.

3b. Question & Answer Session:

Q1: Can the funding for training be spent on out-of-County training?

A1: Yes, but we prefer the money to be spent in Cornwall if the training is available here.

Q2: At the last meeting we discussed the concept of a 200 job deficit – this being the difference between the number of jobs being created and the number of people moving into the new housing of working age. Has any further work been done on this?

A2: There will be no net loss. In total, there will be an additional 1,766 new jobs created. These will be in addition to the number of jobs that exist in Hayle now. Broadly speaking, when you look at the whole of Cornwall, the average is 1 working adult for each new housing unit. Households will be different sizes and have different numbers of working and non-working adults in them and we can only estimate their numbers at this point. Some working age people may be bringing up the family, carers, etc; others will be retired.

Q3: Out of all the harbour schemes I've seen, this is one of the most promising. What we're talking about here is organic development. This scheme is comparatively small, but huge for Hayle. The meeting is being too negative and the panel is not being enthusiastic enough. We haven't talked about how a business(es) can attract others around it/them. This is a real opportunity. We need to speed up Broadband and deliver training at the right pace. In the 1960s they talked about "white negroism" - by this I mean (American) companies treating locals as if they were negroes. What we need here is high quality sustainable employment for Hayle people, perhaps from 2 maybe more companies.

A3: Training is crucial to this. Panel comments on this scheme have stayed fairly neutral. The scheme does have real opportunities for the community. One company has already moved to Cornwall because of the Wave Hub, though they have not moved to Hayle. The reason why Broadband in Cornwall is so poor is that it's a rural area and there isn't enough demand for telecom companies to care too much about it. That said, Cornwall has 99% Broadband coverage. The harbour scheme will help increase Broadband investment. Nationally, the speed of Broadband is slow and will become increasingly slower as more and more people connect and download.

Act Now has applied for funding to install fibre-optic cable into the majority of houses in Cornwall – DPN supports this and if we get it, then speeds will be increased x100. When DPN was set up in 2000, it was within the first part of Cornwall to be linked to Broadband – we still exist, but demand for internet access has decreased at our offices because access is now more widely available.

Comment: I agree this scheme is big for Hayle. We're not being negative, we are being cautious and don't want to be bulldozed. Bigger towns have more crime and fear of crime.

Q4. What are the benefits to Hayle of the current version of the scheme?

A4. The major benefits are economic, social and personal. Without the scheme, the harbour will continue to decline and silt up, resulting in a worsening environment without an economic base to support it. Recent achievements include workshop units and on-going business support, but with a crumbling environment it is very difficult to make progress. The ING scheme will bring in people with investment and skills, as well as increasing opportunities for businesses.

Comment: We have to ask ourselves what we want from the scheme. We need to own it and to understand a simple/clear plan. Our target is sustainable and high quality jobs.

Q5: Isn't a flaw that 1,000 new houses will be built at the end of a narrow peninsula?

A5: Within this scheme, we did start off with 700 new dwellings, this later increased to 1,000 to help make it self-financing. The Regional Spatial Strategy debate is a PDC/CCC issue, not an ING issue. The RSS includes 7,800 new dwellings for Penwith, of which about 3,000 are scheduled for Hayle over the next 20 years. The driver is increasing household numbers and decreasing household sizes. The Government is also saying that we need more affordable housing.

Q6: How will the economic downturn effect the scheme?

A6: It's true the economic situation is uncertain. Investors are being careful about their priorities for investment and will need continued assurance that the scheme is viable. ING remains keen to pursue the scheme. Media coverage doesn't help, it seems to be about panic and gloom, there's little positive news.

Q7: How many businesses have Cornwall Pure Business got on their books?

A7: We've a team of 5 each with 15/20 clients. We have about 1,500 companies on our database. We take clients to look at sites, put them in touch with the right people, etc.

Q8: Wouldn't we be better off supporting our excellent local companies than bringing in companies from outside the area?

A8: From the Cornwall Pure Business perspective, the majority of the 123 firms we've relocated to Cornwall have Cornish links – grew up here, have family here or holiday here. That said, employers take on the best candidate for the job, so there is no guarantee of 'jobs for locals'. Often companies moving into the County are able to recruit for £20k jobs (higher than the average Cornish wage of £16k). Training for local people increases their chances of getting better paid jobs. From the DPN perspective, investment is in locally-based firms and not encouraging people to move to Cornwall. There is a lot of investment in Cornwall at the moment, businesses should make the most of all developments in the County and use these opportunities to make as much money as they can. If money is needed for training, then take advantage of what's available. It's a dog eat dog world.

Q9: Marinas usually require slipways, boat maintenance and such like. There seems to be nothing along these lines in the ING plans. The nearest is Penzance.

A9: The access into the industrial area is capable of providing for these facilities. Car parking areas could be used for storing boats over-winter. Because of local conditions there will be more motor boats than yachts, so the needs won't be the same.

Comment: Money can be made from winter storage. Need maintenance facilities if the harbour is to operate commercially. Navigation and access to the channel are critical.

Q10: What about the Wave Hub needing a workable commercial harbour?

A10: This is not needed for the Wave Hub.

Q11: What's the latest on the Wave Hub?

A11: This is still on target to build within 2 years. Things slowed down, but the RDA are reorganising how it will be managed and are sorting out an internal team to progress it.

Q12: How much employment will the Wave Hub bring?

A12: Estimates vary, there will be at least 170 new jobs. The aspiration is for more. The Hub will be located on the site of the old power station where it can connect to the national grid. So far, 3 firms have signed up for involvement in the Wave Hub. SWRDA want to do 3 things (a) demonstrate that Cornwall is good for offshore renewable energy, (b) test the equipment at a large scale, and (c) create a base/focus in Hayle for a cluster of these businesses with skills in new technologies. The UK could be a world leader in offshore renewable energy generation. A parallel example of creating such a focal point is firms locating near a university to tap into their research to test technology.

Q13: ING can try and bring quality jobs. We want this out of the development.

A13: Phase 1 includes the bridge/road to North Quay to serve the site and other support infrastructure for the Wave Hub. ING need to ensure employment premises is next to this infrastructure to bring in good employment. ING support the Wave Hub and recognise the need to create the right environment for employees, families, etc. Many businesses could be located anywhere, we need to ensure Hayle is a place businesses want to be.

Q14: Shouldn't we be pressurising ING to create a mini business park linked to the Wave Hub? If we don't, it'll just be a cable.

A14: We also need to consider the ING proposals against Hayle-wide developments. There is a proposal for high tech industries at Loggans Mill.

Q15: Hayle people want the harbour development and the new jobs it brings. But let's get it right so Hayle can succeed and grow. We must tackle problems head on. I hope ING will listen to what we say.

A15: These meetings involve and feedback direct to ING.

Q16: How will we feedback to ING and the wider community?

A16: There has been meaningful discussion through these meetings and the results are being fed back to ING. An Autumn meeting is planned to summarise everything.

Comment: It's a shame more people aren't here. There's too much apathy.

Q17: When will the Outline Planning Application be decided? November?

A17: It's unlikely to be November. Looking at progress with the statutory consultees (some are further advanced than others) a realistic date is early 2009.

Q18: Have you involved the schools? If we get children involved, then parents will too.

A18: Excellent point to pass onto HAPP. We should know later this month if we have secured funding for a Hayle Oral History project. This will involve all the schools – the secondary school will be looking at how Hayle in the future after the harbour scheme.

4. Date and time of next meeting

TBC.

Meeting closed 9.10pm.