

**Hayle Area Plan Partnership**  
**COMMUNITY WELL-BEING DELIVERY GROUP**  
Held at Hayle Day Care Centre on 9 September 2008

**Present:**

John Coombe (Chair & Mayor of Hayle); John Pollard (HAPP & HTC), Bob Mims (HAPP & Hayle Chamber of Commerce), Jim Wright (HAPP), Steve West (Hayle Runners Junior Athletic Club), Valerie Burston (Hayle Netball Club), Gareth Critchley (Hayle Rowing & Pilot Gig Club), Peter Dawkins (Hayle Rotary Club), Guy Botterill (Hayle Rowing & Pilot Gig Club), Owen Philp (Harbour Support Group), Malcolm Stephens (Hayle Activity Centre), Vaughn Temby (Disability-Cornwall), Henry Blakeley (HTC, Hayle Chamber of Commerce & Hayle Residents Association), Jeremy Content (PDC), Matt Barton (PDC) and Jane Sharp (HAPP Manager).

**Local residents:** Mary Bryon-Edmond, C Bryon-Edmond, Robert Jones, Karen Oates and Jot Scott Mance.

**Guest speakers:** Chris Burlton (PDC) and David Clough (PDC)

1. Apologies

Apologies were received from Margaret Tanner.

2. Chairman's welcome

JC welcomed everyone to the meeting.

3. Hayle Small Grants Scheme

● *Hayle Runners Junior Athletic Club (Steve West)*

Club set up 15 years ago and has c. 300 adult members who run to keep fit. In 2007 a junior club (8-16 year olds) was launched and now has 40 members. Need new equipment to train and practice indoors during the winter. The club wants £1,000 towards equipment and also for coaching fees. Total cost is £2,197. Balance will be from an Awards for All grant.

● *Hayle Netball Club (Valerie Burston)*

Club has been going for 15 years and has 30 members. Play at the Dome in Penzance, as currently there is no suitable indoor space in Hayle. They also have to take their juniors to Penryn for matches. The club want £1,000 towards £2,655-worth of new equipment to enable a club development programme. Balance will be from club funds and a Cornwall Community Foundation grant.

● *Hayle Rowing & Pilot Gig Club (Gareth Critchley)*

Club has been going for about 30 years and has 45 seniors and 16 juniors. Tidal constraints mean training takes place alternate weeks in Hayle and Marazion.

Across Cornwall clubs are purchasing fibreglass training boats, this reduces usage of the racing wooden boats. The group want £1,000 for a fibreglass training boat and a trailer. Total cost £10,000. Balance will be from club funds and an Awards for All grant.

- *Hayle Rotary Club (Peter Dawkins)*

The club loan a blood pressure testing machine to community nurses and want to purchase a second machine. The machine is used at the annual free testing day held in April. At other times the nurses use the machine daily. The supplier has offered 2 machines for the price of one. The likely cost is about £1,100 and they are seeking £500 grant. Balance will be met from funds raised by the club.

All presentations were well-received by the meeting.

It was agreed better publicity about sports clubs is needed. One aim of this is for clubs to be more aware of each others activities.

**Action: Hayle club database to go onto HAPP & HTC websites (GB)**

#### 4a. Hayle Harbour – Outline Planning Application - AFFORDABLE HOUSING

CB gave a short presentation on Affordable Housing. Key points:

- National context = Planning Policy Statement 3 for mixed communities.
- "Affordable" includes social, rented and shared ownership that controlled occupation in the future, i.e. for eligible households (local connection).
- Targets for affordable within a scheme must be viable and realistic.
- PDC Local Plan (2004) identifies viability as a key factor in meeting the need for affordable housing. Policy H13 states the number & type of dwellings has to be assessed against site suitability and agreed on a site-by-site basis to create successful housing developments.
- Currently on-site is Madison Mews, this will provide a mix of 70% open market and 30% affordable. 80% of the affordable will be rented.
- PDC policy is that Penzance and Hayle should meet the district's need for affordable housing. Currently there are 3,000 on the PDC Register, of which 550 say they have a link with the Hayle parish.
- The aim is to match demand in terms of dwelling numbers, sizes, etc. The target is for 80% rented, 15% part-owned and 5% buy at low cost.
- ING scheme = s106 Agreement will set out the housing allocation by number, tenure, size, type, when and how. Scheme has about 1,000 dwellings, 175 will be affordable. ING will build 41 of the 175, the rest will be land parcels sold to Housing Associations for them to develop.
- Grant aid mainly comes from the Housing Corporation, this is Government money. RSLs (Registered Social Landlords) bid for this money to deliver schemes. In Penwith, we also access Second Homes Council Tax, if this continues with the new unitary authority is uncertain.
- The Affordable Housing Taskforce's response is for more affordable and a better mix. Aim to get the best of of the scheme within viability limits.

#### 4b. Question & Answer Session on Affordable Housing:

*Q1: I agree with the development in principle. Understand we're going to get 175 affordable dwellings with ING building just 41. The cost is in the building, not in the land value. With the economic downturn, doesn't this effect the viability? Won't public money cover pay for most of the affordable housing?*

A1: Viability of the whole scheme is affected by selling off elements for development. It's possible that the amount of affordable might be greater. When ING sell off parcels of land for affordable housing, this land will already be a serviced site (roads, sewerage, etc) not just bare ground. ING don't build houses, they involve housing developers. Affordable housing needs must be flexible too, what we need now and in 10 years time may change significantly.

*Q2: Will the affordable housing be scattered across the site?*

A2: Envisage some scattering, maybe over 3 or 4 areas.

*Q3: Will the scheme work this time? It wasn't feasible before.*

A3: Viability for the whole site is difficult and challenging. Our saving grace is that the development is over a 10-year period, by the time the first houses are built, in say 3-5 years time, we could be in an improved economic situation.

*Q4: How can you justify Madison Mews having 30% affordable housing, ING 17% and then 50% on the Hawkins site?*

A4: Each site is unique. Hawkins site s106 was for 26 affordable units, this has since changed. At Madison Mews there was an opportunity to increase the % of affordable. Overall, the decision is based on financial viability. ING's scheme is on a knife-edge due to its abnormal costs – overall the scheme is at a deficit and we hope that Covergence funding can be secured to ensure it happens. There's a finite amount of money available. Exception sites can be 100% affordable housing via RSLs. ING is private sector and wants to make a profit. PDC and SWRDA are conscious that if we push too far, the scheme will become unviable.

*Q5: Can you build in the assurance that the affordable housing is tied?*

A5: Yes. Whoever develops has to follow any restrictions on that parcel of land. Profits from the sale of land will fund additional health, education, etc services. The draft s106 is being scrutinised by SWRDA and others at the moment.

*Q6: Are there other example of higher % of affordable elsewhere?*

A6: The public sector is keen to maximise the % affordable housing. WHS, flood risk, etc increase constraints and reduce viability.

*Q7: 175 affordable units are viable. If you increase number of affordable units does this scupper the scheme? Who builds them doesn't matter.*

A7: The scheme requires significant public funding to make it happen. If we increase the amount of affordable housing, we increase the amount of public sector funding needed.

*Q8: The RSS includes 7,800 new dwellings in Penwith up to 2026, of which 3,200 are in the Hayle Area. ING's scheme provides about 1,000 of these. How will this amount of housing be constructed in that time Who will assess land plots and ensure progress? A household needs to earn about £66k to afford a house (average wage £16k). Is the old council housing coming back?*

A8: Yes, in effect the old council housing is coming back.

*Q9: If the 17% of the 1,000 dwellings ING is providing are affordable, then presumably the remaining 2,200 new dwellings require a higher % of affordable?*

A9: Eventually the Penwith Local Plan will be superseded by the Hayle AAP, which will be part of the Cornwall LDF. If this new policy is approved, then the (draft) Cornwall LDF is aiming for 50% affordable, subject to financial viability.

*Q10: If ING's 17% affordable housing sites aren't taken up, will this effect their 83% open market housing? There's no guarantee the 17% will happen.*

A10: Don't envisage this happening. Assumption is that money will be available to deliver the affordable housing. Currently, private developers want RSLs to take over their housing (where permissions are already in place) rather than leave properties empty, so its happening in reverse. If this situation continues, we could be looking at increasing the % of affordable housing. Land values are a big issue, if land values are lower then it's easier to develop affordable housing.

*Q11: The water and sewerage company has said the St Erth plant won't be able to cope with ING's proposals. If we are looking at 3,200 more homes in Hayle (RSS) how are they going to deal with all the extra sewerage?*

A11: We're putting the ball back into the Government's court. The RSS says to make provision, but we need money to put infrastructure in place. The RSS gives a nod to what's required. If ultimately the infrastructure's not there, then we can't give permission. The new unitary authority should have a stronger voice.

*Q12: After the last recession it took about 10 years for the economy to recover. I still question the viability of the scheme if prices/values keep dropping.*

A12: The outline is as it is. ING's application is being processed as normal. The harbour has always been a challenging site and its finances are precarious.

4c. Hayle Harbour – Outline Planning Application - COMMUNITY & LEISURE  
DC gave a short presentation on Community & Leisure facilities. Key points:

- Recent consultation on the Hayle AAP Issues & Options Paper highlighted the scale of development predicted and the requirement for investment in community & leisure facilities.
- Education – if 3,250 new dwellings are built over the next 20 years, then we estimate 720 extra pupils. Existing capacity is inadequate and expansion is needed. We are in dialogue about sites and sports facilities. It's likely we'll eventually need a new school and more nursery cover.
- Health & Emergency services – The estimate is for doctors patient lists to increase from 10,000 to 17,000. The existing doctors surgery site is inadequate and they are looking to relocate. We're also in dialogue with the emergency services about needs and requirements. The fire brigade's existing sites are on the limit and a new site is in discussion. The police, ambulance and coastguard could share a site. There is a joint meeting planned with the health and emergency services later this month.
- Sports & Open Space Strategy – this is feeding into AAP work. We've also been assisting the Hayle Activity Centre group. The Hayle Area Plan has aspirations for new sports facilities, including a white water centre.
- Cinema – this is a common 'need'. Preliminary work is being done with potential operators.
- Transport Strategy – this is the next piece of work to be done. It will be a key component of the Hayle masterplanning process.
- Cornwall Core Strategy – this will set out the distribution of housing and related services. It will be taken forward by the new unitary authority.

4d. Question & Answer Session on Community & Leisure:

*Q13: An extra 7,000 people!*

A13: We're committed to the whole package.

*Q14: The AAP has not yet been agreed. Hayle harbour proposals intend to use land outside the current development area. There are other sites they could use.*

A14: We can't stop all development in the next 3-4 years. We'll continue using the Penwith Local Plan until AAP agreed. Riviere Fields is outside the current development area, this is a material factor when considering the application. It is ING who are bringing forward this land for development, not PDC.

*Q15: So our comments on the AAP are worth nothing!*

A15: Not yet, but they will be once the AAP is adopted.

*Q16: Is a new school viable?*

A16: There are different options. We could expand the existing schools and/or build a new smaller school with room for expansion.

*Comment: St Michael's Hospice should be expanded and improved. This will make it easier to support in the future.*

*Q17: Can't we resurrect the water sports centre? It has planning permission, it just needs funding. It would be an incentive to others. Problem is the Water Sports Association couldn't get started and so folded. The gig club doesn't have proper storage. Funding could be secured to cover the swimming pool.*

*A17: Without the drive from the clubs it won't happen. It's not within our control if clubs don't want to work together. There are potential funding streams, but these only fund a %, for example Sport England usually fund 30%. HAPP and PDC could help revisit the scheme (PDC Sports Development Officer is Guy Botterill). Also ING's proposals include a 'sailing' building on North Quay, this might provide what's needed, probably as a shell with fitting out required.*

*Comment: We are trying to keep the open-air pool. We want to raise money so we can cover and heat it.*

*Q18: Are people or businesses lined up to development sites in the scheme?*

*A18: There's a lot of interest regionally and nationally. A cinema could be more viable with an increased population. Such firms won't come first, but once the additional housing is in place interest will increase.*

*Q19: Are there community & leisure water-site locations in ING's development?*

*A19: The intention is for landmark buildings at the end of East and South Quays. Significant harbour development could be a theatre or other iconic building.*

*Q20: St Ives and Penzance have leisure facilities. Hayle doesn't. How can we get one in Hayle?*

*A20: As a whole, PDC is well-served for leisure centres when you compare to other Cornish districts. Clearly more catchment increases the viability of a facility. But who pays for it? It will be a unitary authority council decision, unless a private company want to come in. The AAP process is identifying sites and at the same time trying to keep optimum sites for leisure facilities.*

*Comment: The problem with having a swimming pool in Hayle is that a political decision was taken to centralise in Penzance and St Ives. Without the political will it won't happen here.*

*Q21: Affordable housing tends to be for younger people and families. There's little in this for the retired.*

*A21: The phrase 'appropriate mix' includes older people too, this could be as sheltered housing. We're keeping Hayle harbour flexible, in 5-6 years time we might need a different amount and type of affordable housing. There's a short section within the AAP on older people.*

*Q22: If there's is ING money for education, then this should stay in the local area for local provision. It shouldn't go into a general pot. Why does it go to CCC anyway? What's the contribution?*

A22: There are a number of organisations asking ING for money towards facilities, etc. These allocations will go into a s106 Agreement and this will be a public document. The money goes to CCC as the LEA. PDC's view is that ING's money for education should be reinvested in Hayle and we are trying to make this happen. We can't guarantee what happens after the new unitary authority comes in, however they are strongly pushing the idea of 'localism' - there will be a number of Community Networks (including one for Hayle-St Ives) with local representation feeding upwards and influencing decision-making.

*Comment: We don't have the transport facilities we need either. Young people need life chances. And we must tackle the obesity problem.*

*Q23: ING profits! Poor Hayle! The leisure and sports provision is inadequate!*

A23: Any developer has to return profit, that's the world we live in. We don't know of any developer prepared to take over this scheme from ING.

*Q24: I'm still struck by the fact that there's nowhere in Hayle to play netball indoors. It's disgraceful. Part of the reason is that the school has no sports hall.*

A24: CCC acknowledge this and they're looking at providing a combined facility.

*Q25: Hayle has zero dedicated indoor sports facilities. For example, there is no indoor football league and this contributes to reduced pride in the town. We have a lot of single parents and a high % of children. Children in Hayle are some of the most socially deprived children in Cornwall. There's no doubt we need a sports centre. There's no money for a swimming pool without local authority money involved – this has local support, but not CCC/PDC support.*

A25: As officers we are supportive. It will need significant investment to make it happen. We need to think outside the box – maybe a combination of money from several individual developments could make it happen. We secured money for the Hayle Small Grants Scheme from the Retail Park s106 Agreement.

## **5. Date and time of next meetings**

This was set for 7.30pm Tuesday 7 October.

Meeting finished 9.25pm.