

**Hayle Area Plan Partnership**  
**HERITAGE, CULTURE & ENVIRONMENT DELIVERY GROUP**  
Held at Hayle Day Care Centre on 19 August 2008

**Present:**

John Bennett (Chair) (PDC & HAPP); Jane Sharp (Hayle Area Plan Partnership Manager), Laura Christon (Harvey's Foundry Trust), Jim Wright (HAPP), Bob Mims (Hayle Chamber of Commerce), Robert Jones (Hayle Chamber of Commerce), D Thompson (Save Our Sand), Peter Jamieson (Save Our Sand), Frank Scott-Mance (HAPP), Ian Toy (Towans Partnership), Georgina Schofield (Hayle Chamber of Commerce) and Robert Jones (Hayle Chamber of Commerce).

Local residents: MK & C Bryon-Edmond, Jim & Nancy Chadwick, C Clemence, E Cooper, Tom King and Clive Polkinghorne.

Guest speakers: Wayne Adams, Gary Graveling & James Boyle (Buro Happold), Catriona Neil (Spalding Associates) and Phil Smith (Aquatronics Ltd).

1. Apologies

None were received.

2. Chairman's welcome

JB welcomed everyone and introduced the guest speakers.

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

The panel outlined issues in relation to inter-tidal habitats, dune habitats and managing contamination. Key points raised:

Inter-tidal aquatic habitats (Aquatronics Ltd):

- **Phase 1** – includes the Wave Hub and fishermen's facilities, repairs to the quay walls and reinstatement of the sluicing system. A sand trap will be installed in the outer harbour, this will require regular dredging. Carnsew Pool – construction of a second sluice to allow the continual flow of water in and out during the construction period (not when impounding for sluicing). Copperhouse Pool – new bridge and engineering works will have a minor impact on the environment.
- **Phase 4** – gating of Penpol Creek, resulting in loss of inter-tidal habitat.
- **Statutory consultees** – on-going discussions. They recognise the need for the scheme. They have asked for money to create an equivalent fresh water wetland habitat nearby to compensate for the loss of inter-tidal habitat at Cockle Bank and Penpol Creek.
- **Construction** – a Construction Environmental Management Plan will be agreed to reduce the environmental impact and create a reporting process.
- **Wildlife Safe (WiSe) scheme** – small craft users will be encouraged to have training on how to use their vessels near wildlife once the marina phase is established.
- **Estuary officer** – there are discussions about establishing and funding such a post.

Dune habitats (Spalding Associates):

- **Dune mitigation** – This relates to the degraded dunes/car park at Harveys Towans and a field area next to the SSSI sand dune system. The intention is to re-establish the degraded dune at Harvey's Towans and to create grassland, possibly dune

grassland, on fields next to the SSSI so it can act as a buffer zone and help keep the sand within the area. There will be some trialling to test methods and areas may need to be fenced off in the short-term.

- **Statutory consultees** – on-going discussions about the mitigation process and how it relates to the surrounding habitats.

Managing contamination (Buro Happold):

- **Legal requirements** – We are required to follow Part 2a of the Environment Act (assessing the risks of controlled waters and to human health) and Planning Policy Statement 23 (Planning & pollution control).
- **Process** – the first step has been a desk-top study on historic uses of the harbour including the gas works, ship breaking and chemical works from which contamination might still be present. The next step is soil samples and ground investigation. The results are being fed into a risk assessment that informs:
  - a) Remedial Strategy (risks and how to deal with them)
  - b) Environmental Management Plan (safe solutions/responses & monitoring)
  - c) Waste Management Strategy (sustainable solutions)
- **Status** – started investigations and more are planned.
- **Local input** – to help the process Buro Happold is keen to hear from local people about their knowledge of previous activities on the site.

### 3b. Question & Answer Session:

Q1: *Isn't clearing Cockle Bank needed for the marina, not the Wave Hub?*

A1: Phase 1 includes works on North Quay, the Wave Hub and the re-introduction of sluicing. The marina is not until Phase 4. The wave hub and also the fishing industry will benefit from the removal of Cockle Bank. The Wave Hub will always need to have at least 2.5 metres draft for floating boats so they are ready to go out to maintain equipment or to tow out equipment. This has certainly been the case for similar work done recently in Devon looking into the needs of marine renewable businesses.

Q2: *What are the issues with heavy metals?*

A2: Yes, heavy metals are the main issue. Cadmium and arsenic levels are generally high in Cornwall. When testing, it's all about quantifying the risks to human health. As far as we are concerned, Copperhouse Pool is a no-go area except for essential engineering works.

*Comment: We would expect Copperhouse Pool to be contaminated. It has residues from the Dolcoath and Roseworthy mines including arsenic, copper and zinc. Wilson's Pool end will be the most contaminated.*

Q3: *What form will the sluicing take? How does it impact on the removal of Cockle Bank?*

A3: We will be re-instating the original sluicing structures. We might also repair the sluicing prior to removing Cockle Bank to help the process. We'll also be putting back the roller bearings of the Copperhouse floodgate and drawings are being prepared for this ready for discussions with the Environment Agency next week. Following discussions with Natural England, RSPB and others, we are considering not sluicing during the winter months. The intention is for all gates to be automatic, though we will be able to manually operate them. At the moment, we're considering how to warn people about sluicing operations – maybe lights and signs, but more importantly awareness raising.

*Comment: In the past, there was a horn and the lifeguard's cycled up and down warning people. There were still 2 fatalities.*

Q4: *What about the control of the sand bars in Copperhouse Canal?*

A4: With sluicing, we'll probably see local deepening happening gradually.

Q5: *I understand that in the past the sluicing bearings kept ceasing. Once the sluicing is working again who will maintain it?*

A5: The likely outcome is that the Environment Agency will maintain the floodgate, as it is part of the flood defences. Regarding the bearings, we'll be using modern materials so hopefully they won't cease up, but there will be on-going maintenance, which will form part of our discussions and agreements with the Environment Agency.

Q6: *What about air pollution during construction and from the increased traffic after completion of the scheme?*

A6: The Environmental Impact Assessment includes details about the current state of the air and an estimate for future changes to air quality in Chapter 11.

*Comment: Wayne Adams left contact details and offered to have the key sections of this chapter made more appropriate to the attendees level of knowledge and area of concern.*

Q7: *There's a previous example of building on contaminated land – the Co-Op store.*

A7: Covering the site in concrete was probably a good thing. The approach to dealing with contaminants is always changing. Before 1985 there would have been fewer restrictions in comparison to today.

Q8: *Does the risk start at the construction phase? Is it on-going?*

A8: From the construction phase. Generally, some things you can't mitigate against.

Q9: *How will you stabilise the dunes? Sand erosion is uncovering old bits of waste.*

A9: There will be some re-profiling and planting. The planting will help stop sand erosion. We've had some success with marram grass planting, however the site is steep and this doesn't make it so easy. Well thought out management will be essential as well. We've had discussions with the Natural Environment Section at Cornwall County Council who are keen not to use concrete. We're still looking at what can be done. This area is not part of the development and it needs all parties to come together to find a solution to the erosion problems faced in St Ives Bay.

*Comment: Looking at erosion issues for the whole bay, it is difficult to see how this corner can be stabilised. The rate of erosion is more rapid now and we are losing more and more sand.*

Q10: *Understand that a planning condition will be to satisfy all the environmental issues?*

A10: Yes, everything will need to be agreed before the scheme starts on-site. We're working towards this happening by September 2009.

Q11: *Are there any plans for East Quay? ING don't own all of it.*

A11: As far as we know, ING are in discussion with the owner(s).

Q12: *You'll be putting foundations into Copperhouse Pool. How will you control the pollution (if there is some there)?*

A12: The issue is about how metals are moved around. At the moment, the plan is to put

in an 'open-ended can' (cofferdam) so the area around it isn't disturbed and materials inside can be taken away to an appropriate dump site. There will be some disturbance as piles are driven in, but it is more likely that any pollutants will be taken downwards rather than come up into the water.

*Q13: What problems have the statutory consultees raised?*

A13: We have monthly meeting to discuss any problems. On the aquatic side, they have asked for a Biotope Map of the area (planned soon), a Cumulative Impact Statement (the combined effect of all the small impacts) and a compensation fund that would be used to replace wetland habitat (in mitigation for the loss of inter-tidal habitat at Cockle Bank and Penpol Creek). There have also been discussions about sand ingress at Lelant, this is a wider issue than something just ING should pay for.

*Q14: Will the removal of Cockle Bank reduce the efficiency of the sluices? What about when the tide comes in, will this effect the sluicing?*

A14: The removal of Cockle Bank will affect the efficiency of the Copperhouse sluice, but not the harbour as a whole. In the past the 2 pools worked individually. When restored, the pools will work together and the flushing will be done further out. There is also the additional harbour arm to assist the process. Through wave action, the beach sediments mostly go towards Lelant whereas tides bring in/out limited quantities of sediment. We've been rigorously testing the modelling and we are sure that there will allow enough water flow and velocity for the sluicing to work efficiently. The modelling has been done by one of just 3 companies worldwide that can do this, they have an expansive track record of this type of work.

*Comment: John Bennett confirmed HHAC had been given a good presentation about the proposed sluicing arrangements by HR Wallingford.*

*Q15: The marina is intended to encourage people to use the north coast. How can you encourage this if the sluicing is at broadside to them? Plus there's the added danger is the bar which is further out. The whole harbour relies on the depth of its navigation. Once the narrow sluicing channel is cut out, it'll be expensive to maintain.*

A15: It's a user issue and whether people are prepared to use it. By taking out Cockle Bank and deepening, we'll reduce the speed of the flow. The most similar facility I can think of is Southampton Upper Reaches where people are willing to pay for use of this facility even though it's not the best location. Regarding the navigation channel, the intention is to keep the channel narrow but safe and this will require on-going maintenance dredging. Any improvements further out are beyond the scope of ING's development proposals and are not considered to be cost effective.

*Q16: The whole harbour is in a flood control area. What about putting in a barrier at the estuary mouth? Could this incorporate green energy features?*

A16: ING's proposals incorporate flood defences. Our solutions are cost effective. Looking at the strategic picture, at the moment there are bigger and better locations for green energy projects than within such a barrier located at Hayle.

*Q17: Behind Penpol Creek is an important wildlife area and it's in a main river catchment area. My concern is about having permanent water here.*

A17: The gating of Penpol Creek is in Phase 4 and we want to do more work on this. This is an area of concern to the environmental consultees as well.

***ACTION: Phil Smith agreed to examine this issue and liaise with Georgina***

#### **4. Hayle Small Grants Scheme**

Laura Christon from Harvey's Foundry Trust outlined their bid for funding. In October the Trust will be opening their new Community Archive in the old Ellis Brewery building. Funding is needed for (a) the Ellis exhibition boards promoting the work of the Ellis Brewery in Hayle using material from the Ellis family that hasn't been seen before; and (b) an opening event celebrating the new community archive. It was also noted that St Austell Brewery is using an old Ellis Brewery beer recipe to brew a beer for the opening event.

The application was endorsed.

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

The next meeting will be "The impact of ING's harbour proposals on the built environment"  
The meeting will be at 7.30pm on Tuesday 16 Sept in the Hayle Day Care Centre.

Meeting closed 9.25pm.