

Hayle Area Plan Partnership
BUSINESS & ENTERPRISE DELIVERY GROUP
Held at Hayle Day Care Centre on 14 July 2008

Organisations present: John Nunn (HAPP), Jane Ninnis (HTC), John Bennett (PDC & HTC), Bob Mims (Hayle Residents Assc), Robert Jones (HCL), Jackie Head (HTC & HAPP), Jim Wright (HAPP & Hayle Chamber of Commerce), Harry Blakeley (HTC, Hayle Chamber of Commerce & Hayle Residents Assc), Rob Jewell (Photographer), Graham Bobin ((Spped sail UK), Jude Robinson (Labour Party), Derek Elliot (UKIP), Matt Barton (PDC), Andy Davies (PDC), David Clough (PDC), Jeremy Content (PDC) and Jane Sharp (HAPP Manager).

Local residents present: CH Lorente, Clive Polkinghorne and Andrew Spencer Smith.

Guest speakers: Paul Connelly (LDA Design), John Forsyth (Roger Tym & Partners) and Nick Harrington (South West Regional Development Agency).

1. Apologies

None were received.

2. Chairman's Welcome

JN welcomed everyone. He then introduced the guest speakers.

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

Key points:

- Strategic opportunity to provide a mix of employment that can attract Convergence funding.
- CAGE input on-going since November 2006.
- Both SWRDA and CPR are involved in supporting delivery of the scheme.
- The footbridges from South Quay to Penpol Terrace are important links.
- Phase 1 = includes employment space on North Quay and repairing sluicing system.
- Businesses on North Quay are the large firms, Wave Hub, fishing and chandlery, plus a small 60-bed hotel.
- 1,311 Full-Time Equivalent (FTE) jobs will be created.
- Fishing facilities will be for landing catch and shellfish processing. There will also be an emphasis on developing fish/shellfish sales to local food-related businesses rather than exporting.
- The siting of the Wave Hub in Hayle is a key factor for those businesses linked to the renewable energy sector.
- With the increase in population, there will be opportunities for existing local businesses to benefit from increased trade.
- Few opportunities have been taken up in Hayle and this is holding back the West Cornwall economy.

3b. Wave Hub Update - Nick Harrington

Key points:

- Originally expected to award the contract in April 2008 with construction and the deployment of first devices in 2009/10.
- There were a number of factors that stopped the contract being awarded. Firstly, when the RDA went to tender, only 2 of the 4 tenderers were willing to sign contracts. Secondly, tenders came in higher than expected as firms were uncomfortable about the type of contract and so added in risk factors to their price. And, finally, the sub-sea

transformers still hadn't been properly tested – there are presently being tested in the North Sea.

- The tendering process is being amended so that one main contractor will manage centrally, with the RDA issuing a number of contracts for different packages of work. The 4 packages are cable supply, equipment supply, cable laying and on-shore works.
- The aim is for construction to be in 2010, subject to satisfactory pricing.
- At the moment, a new shipping channel is being created so that sea traffic going past Lands End turns left does so south of Pembrokeshire. When this comes in, it will benefit the Wave Hub project as it will mean sea traffic turns further out and this reduces navigation problems.

3c. Questions & Answers:

Q1 = Shouldn't the Hayle AAP be done first and the ING proposals fit with it?

A1 = The current Penwith Local Plan permits mixed use re-development for Hayle harbour. The AAP will eventually replace the Local Plan, but this won't now be adopted until 2011 at the earliest, because of delays associated with forming the new unitary authority. In the meantime, any developer coming forward is being encouraged to use AAP principles and fit with the Hayle Area Plan objectives.

Q2 = The 4,800 new houses proposed, are they for Hayle or for the district?

A2 = The 4,800 are proposed for Penwith as a whole. The exact number could be less or more, but will be decided by the Secretary of State for the Environment in Summer 2009. Regionally, Hayle is seen as a growth point due to its location next to the A30.

Q3 = It would appear that local people won't benefit from the new jobs being created. It will be the new residents that will get the new jobs, not existing residents.

A3 = Comment noted.

Q4 = How confident are you that you can attract highly-paid jobs? Taking a requirement for about 10 sq metre per employee, ING will provide enough space for about 500 jobs.

A4 = ING are confident about bringing in new quality jobs. Quality of the environment and the amount of public sector support will attract good businesses to a stunning location.

Cornwall Pure Business has had a number of enquiries from national and multi-national businesses, but if we don't have the infrastructure in place, they won't come. We might not be talking about large-scale multi-nationals, there are many local businesses that need new employment space to enable growth.

The Cornwall Employment Space Strategy aims to secure complementary investments. Penzance, Newlyn and Hayle are identified as places with demand for employment space.

Also, we shouldn't forget that significant numbers of people work from home and Hayle could become this sort of place too.

Q5 = What are you going to do to attract businesses? Will there be any manufacturing?

A5 = The recent Foundry project and retail park have both helped put Hayle on the map and has generated interest from other businesses. There is genuine national interest, but there is commercial sensitivity about releasing any names. The Wave Hub on its own will raise the profile of Hayle globally and hopefully will bring high quality jobs. One manufacturer is currently interested. Generally, over the last 30 years, industrial estates have been built and occupied, the key to filling units is providing quality space.

Q6 = *Can you confirm details about the new jobs being created?*

A6 = Gross number of jobs created will be 1,766 jobs, this equates to nett 1,311 FTE jobs.

738	42%	industrial/commercial
703	40%	retail and food & drink
195	11%	community, leisure, education, health, other
<u>130</u>	<u>7%</u>	construction
1,766	100%	

In addition, the creation of jobs will be phased. North Quay will be in Phase 1 and so the 738 industrial/commercial jobs will be first. South Quay and the retail will happen later.

Q7 = *I'll use the figure 1,311 FTE jobs. Previous baseline studies done by CCC use 78% rather than 60% as the percentage of people of employment age in active employment. If you calculate 78% of 1,636 people of working age then you get 1,313, which equates to -2 net jobs.*

A7 = The development is about achieving a balanced sustainable community, not necessarily about adding jobs to the local economy. We would query the 78%. We have used 60% to allow for people not active in employment, such as parents at home, students, carers and the early retired. This is the same ratio as exists in the current Hayle population.

Q8 = *Have you considered including corporate entertainment perhaps in a bigger hotel?*

A8 = This is not in the ING proposals. This could happen within the Loggans Mill proposals.

Q9 = *How many jobs could the Wave Hub bring?*

A9 = We only have forecast figures. If the ING scheme doesn't go ahead, then there will probably be only be a small number of electricians employed with no employment in support businesses. Falmouth is the back-up support base if Hayle doesn't go ahead.

Q10 = *Can you explain why the Government is leaving the development of wave energy to a few companies, rather than it being a public sector initiative?*

A10 = Our Government is very supportive of new energy and the UK is ahead in marine renewables. The private sector is being allowed to risk investment in proving the technology. Key is building successful devices. Ireland is doing well, Spain could catch up, Portugal has recently declared an area for marine renewables and the USA might come in during 2009.

Roger Tym & Partners has recently done a wind study for North Devon and a key issue is the supply chain. The situation is that one manufacturer currently has a global monopoly. There is a national study being done on ports, etc to see where we can get involved. The national structure will effect the local situation. For example, if we get supplies from a foreign manufacturer, then there will little or no local benefit. The RDA is using the Wave Hub project to get local benefit, but in the end this will depend on the supply chain and having the infrastructure in place.

Q11 = *What can you say about selling green electricity to the national grid?*

A11 = At the moment, you can sell electricity from renewables at 1 ROC (Renewable Obligation Certificate), the proposal is for this to increase to 2 ROCs. This higher than electricity from fossil fuels.

Q12 = *Why don't we have a Hayle Regeneration Unit?*

A12 = The RDA is changing into a commissioning body and has few staff. CPR has expertise and staff capacity to assist with the ING proposals.

Other Comments to be referred to T&T meeting:

- Emergency vehicles will access North Quay in the usual way. Need to check about land areas not raised for a 1:2000 flood risk.
- During the construction period, if people can't park easily in Hayle then businesses will loose trade. Transport is being reviewed. There is a growing move to greener travel.

4. Dates of next 2 meetings

The next meetings will continue discussions on the ING proposals and will focus on specific issues raised at this meeting. Details to follow, once the availability of guest speakers is confirmed.

7.30pm on 11 August 2008.

7.30pm on 8 September 2008.

Meeting finished 9pm.