

Hayle Area Plan Partnership
COMMUNITY WELL-BEING DELIVERY GROUP
Held at Hayle Day Care Centre on 8 July 2008

Organisations present:

John Coombe (Chair & Mayor of Hayle); Bob Mims (Vice Chairman & Secretary Residents Assc), Jim Wright (HAPP), Matt Barton (PDC), David Clough (PDC), Jeremy Content (PDC), Jane Sharp (HAPP Manager), John Pollard (HAPP & HTC), Cllr Jayne Nines (HTC), Cllr Henry Blakeley (HTC & Residents Association), Traci Parker (Hayle Surf Life Saving Club), Graham Turner (St Erth Residents Assc), Andrew Spencer-Smith (St Erth Residents Assc), V Burston (Hayle Netball Club), John Wallis (Hayle Bowls Club), Gareth Critchley (Hayle Gig Club), Vaughn Temby (Disability- Cornwall), Colin Philp (Harbour Support Group), Owen Philp (Harbour Support Group), Georgina Scofield (Hayle Archive) and David Raymer (Hayle Day Centre).

Local residents present: Tony Andrew, Anne Cooper, John Cooper, Francis Gill, Robert Jones, CH Lorente, Joy Scott-Mance, Amanda Miller and Raymond Yarwood.

Guest speaker: Paul Connelly (LDA Design) (working for ING on the harbour scheme)

1. Apologies

Apologies were received from Don McGeorge and Margaret Tanner.

2. Chairman's welcome

JC welcomed everyone to the meeting and introduced representatives from PDC, Jane Sharp as the Hayle Area Plan Partnership Manager and the guest speaker.

3. Hayle Small Grants Scheme

● **Hayle Surf Life Saving Club**

The history of the club was explained, in particular there is a large increase in numbers of 7-13 year olds in their Nipper Section. To encourage participation, the membership fees are kept low and all the equipment is supplied. More equipment is needed. The club are asking for £963.76 towards 6 new nipper boards, matching £481.76 from club funds.

● **St Erth Residents Association**

Residents are considering setting up a renewable energy scheme for St Erth and hope to generate enough energy to sell back to the national grid and use the income to subsidise public buildings and low income residents. Phase 1 is a feasibility study. The group want £1,000 towards the feasibility study, matching £3,000 from the Govt's BRE grant scheme.

Both presentations were well-received by the meeting.

4a. Hayle Harbour – Outline Planning Application (OPA)

PC gave a presentation and highlighted the community well-being issues within the OPA. Key points raised:

- ING has been working on the scheme for the last 7 years.
- Water is a key element.
- Education – pay a sum of money for each house built to the LEA as a contribution to wards enhancing the service.

- Retail – improved offer and range.
- Health care – money will be put towards increasing health care and a site will be provided within the scheme for a new facility.
- Heritage – repaired harbour walls, increased tourism and new interpretation.
- Public Open Space – better access to water, links to existing walks, etc.
- Affordable housing – provision within the proposed new housing to be built.
- Economic benefits – increased sustainability of the town.

4b. Question & Answer Session:

Q1: *How will the impact of the construction period on the community been minimised?*

A1: A construction Management Plan will be agreed.

Q2: *You mentioned a new 3D model – will the height of buildings be reduced?*

A2: The model will reflect options being considered and test the public's response.

Q3: *Which knowledge-based employers have been approached?*

A3: Aim is for a mixed employment base complementing adjacent employment centres. Fish/shellfish processing; Wave Hub; hotel (60-bed); retail; marina; attracting larger firms to locate in Hayle; and incubator space for growing new/small businesses. PDC are currently getting calls from businesses wanting to relocate to Penwith and to Hayle.

Q4: *New housing is likely to be taken up as second homes/holiday homes. Won't the full market price housing and affordable housing be inaccessible to people on local wages?*

A4: We wouldn't want this to happen – it wouldn't be sustainable, regeneration needs year-round residents. In terms of affordability, there are Government guidelines. In Cornwall, affordability is affected by high earners, and this raises the average. At the moment, 'affordable to buy' is difficult to deliver and 'affordable to rent' is easier to achieve.

Q5: *You say we'll have about 2,000 extra residents and about 2,000 extra jobs. Will we be better off in Hayle? I worry about the overall increase in housing proposed for Hayle.*

A5: Hayle harbour is not the answer to all of Hayle's issues, it's only part of the picture.

Q6: *Can we have more details about the proposed fitness gym and sailing building?*

A6: The fitness gym is not a leisure centre, it'll probably be a privately-run gym requiring a separate planning application. The sailing building is for boat storage and water access.

Q7: *For non-water users then, there's not much provision. Leisure facilities are vital, there is no cinema and we've only just got a skatepark. Why a marina on the north coast?*

A7: There will be informal public open space. The marina is backed up by feasibility studies and ING are confident it'll work.

Q8: *Clearly, there is no recreation in the plans. We've no proper gym, cinema, theatre. Somehow we need to provide something.*

A8: ING can't do it all, but we can do something. There are early-stage negotiations about other projects (such as the Hayle Activity Centre) and PDC are trying to factor in funding. No cinema operator wants to locate here, but might with a larger population.

Q9: *What are you doing about education and welfare provision?*

A9: For both, the provision of facilities will be down to the public agencies. The harbour scheme includes ING putting monies aside to pay for improving provision.

Q10: *Who'll be the ultimate owner & will maintain the harbour once the harbour walls?*

A10: The answer to this is being discussed right now. The process is slowed by being in transition to becoming a unitary authority. The decision can wait a little, as the OPA has not yet been agreed. Also, a Harbour Revision Order will be required.

Q11: *Is the economic downturn going to effect plans?*

A11: National house builders are suffering, but regional house builders are seeing and taking up opportunities. ING have been investing in the Hayle scheme for around 7 years now, and there is nothing to indicate they will pull out. Also, ING will be doing the employment aspects of the scheme first and the housing last. We can't predict the economic picture, but can hope for improvement within reasonable timescales.

Q12: *Where is other proposed housing in Hayle to be sited (i.e. outside of ING plans)?*

A12: This comes under the Hayle AAP. Feedback on the Issues & Options Paper is being processed now. The Secretary of State will report back around the end of the summer. We are driven by national guidelines on housing whether or not we agree.

Other comments to be referred to T&T group:

- Do you know anything about the future use of the land behind Penpol Terrace? PDC see this as a green corridor for walkers and cyclists linking the railway station to the waterfront and onto North Quay. It is outside ING's planning application area.
- Can the old railway swing bridge cope with loading of construction traffic before a new bridge is built? This is an engineering issue and comes under Traffic & Transport.

Other comments to be referred to CW group:

- HTC is still working on a 350-seat hall idea for Hayle.

Other comments to be referred to HCE group:

- The Environment Agency views on sluicing?

General comments:

- Hayle is a strong community.
- This scheme can work given the right direction.
- We have suffered from the harbour being privately-owned.

5. Date and time of next 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 Tuesday 12 August 2008.

7.30pm Tuesday 9 September 2008.

Meeting closed 9.30pm.