

Hayle Area Plan Partnership
HERITAGE, CULTURE & ENVIRONMENT DELIVERY GROUP
Held at Hayle Day Care Centre on 15 July 2008

Organisations present: Bob Mims (Hayle Residents Assc), Joe Colliver (HAPP), Jim Wright (HAPP), John Pollard (HTC), John Bennett (PDC & HTC), Mick Hanley (St Erth Parish Council), Georgina Schofield (Hayle Archive & St Elwyns), Tim Hocking (Save Our Sand), Peter Jamieson (Save Our Sand); Ian Toy (Towans Partnership), Harry Blakeley (HTC, Hayle Chamber & Hayle Residents Assc), Jeremy Content (PDC) and Jane Sharp (HAPP Manager).

Residents present: Mr & Mrs B Clemence, Jim & Nancy Chadwick, John & Anne Cooper, Audrey King, Tom King and Don Thomson.

Guest speakers: Fraser Osment, LDA Design (masterplanner for ING), Jane Orr, Buro Happold (co-ordination of Environmental Statement) and Ruth Chambers, Environmental Academy (ecologist).

1. Apologies

None were received.

2. Chairman's Welcome

JB explained that the Chairman of this group had resigned. It was agreed that John Bennett would chair this meeting. JB welcomed everyone and introduced the speakers.

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

Key points:

- The OPA provides a framework for the development, the detailed application will be the next stage.
- One supporting document is the Environmental Statement, which is about the environmental impact – including air, noise, waste, socio-economic, etc. Included is a Conservation Management Plan outlining the history of the site and how it developed over 300+ years.
- Within the defined boundary of the OPA, it should be noted that there are areas that won't be built on, these they allow for ecological mitigation.
- Historically, Hayle was two rival towns – Copperhouse and Foundry – each with their own sluicing pool to serve each end. East Quay was a strategic point that was fought over. A lot of the historic infrastructure is still in place. Today, Hayle's economic activity has shrunk away from the quays.
- The ING proposals are based around Hayle being one town (physically), whilst retaining the distinct characters of the two ends.
- Constraints = environmental designations (SSSI, Landscape of Great Value, etc), historic designations (WHS, Conservation Area, etc), planning legislation (Penwith Local Plan, the emerging AAP, etc) and other plans (such as the Hayle Area Plan).
- The MCTI vision stated in the Hayle Area Plan is about making the town integrated and sustainable, it's not about becoming a tourist resort.
- ING plans aim to link quay sites together, whilst retaining different characters. North Quay = coastal and exposed, with tighter, denser development (employment, fishing, residential) that doesn't break the land ridge, plus sunset views for an evening culture (restaurants, etc). South Quay = relates to the town centre and offering daytime activities (retail, cafes, residential). Riviere = rural and low density (traditional style housing).

- Heritage gains include = retention and repair of harbour walls, bollards, steps & chains; restoration of historic sluicing controls; excavation & repair of Carnsew Pool; re-instatement of the slipway near S Quay; retention and interpretation of historic transport links (rail tracks, etc); and repair of several buildings such as the harbour masters office.

3b. Questions & Answers:

Q1 = What are your thoughts on the environmental impact of having a floating community building on Copperhouse Pool?

A1 = Will feedback this to ING. Ultimately what's included is down to money. It is important to remember that a huge amount of investment is needed to sort out the infrastructure before any development can take place. Open spaces and community assets within the scheme are important.

Q2 = Are there more details about East Quay? Does ING own it?

A2 = This is vague because there are no definite plans for this site. At one stage, there were discussions with Tate St Ives, but this opportunity has gone. ING own part of this quay and land ownership issues need sorting first.

Q3 = Realise industrial past is reflected in the design of South Quay buildings, but concerned about 6-storey buildings. This shocked many residents. What leeway is there on building heights?

A3 = Reducing the amount of residential will reduce viability of the whole scheme. A physical model has been built to better illustrate what's planned. This will be located in John Harvey House in about 4 weeks time for people to look at.

Q4 = Will you be using accurate architectural perspectives of South Quay to appreciate the view from ground level? The whole structure should be more organic and follow the curves of the quay and the curved road near the viaduct. The 4 lane ways point into the prevailing wind and will act as wind corridors, so should be staggered. The broadwalk is a 72 feet wide road, this should be behind the buildings (west side) and there should be no car park at the far end.

A4 = The layout has been designed to maximise the amount of sunlight on Penpol Terrace. The broadwalk allows for raising the building level by 2 metres for flood protection. Also, it gives allows for vehicles to occasionally drop boats into the water - for harbour operational reasons we need to allow at least a 10 foot wide broadwalk.

Q5 = Where will the Wave Hub be located? What if it doesn't happen?

A5 = North Quay. We will need to meet with the Wave Hub operators to detail what they need. If it doesn't happen, then we will need to reconsider the employment uses. PDC will tie ING into a legal agreement so that the industrial and business uses are done before the housing.

Q6 = Does ING intend to use the 3 existing sluicing points?

A6 = Yes. Though one is in a bad state and will be replaced with a new structure.

Q7 = Will you be sluicing direct into the river?

A7 = The aim is to keep the navigation channel clear. Sluicing happens at a relatively low current and won't effect the proposed marina.

Q8 = How polluted is the harbour? Will removing Cockle Bank stir up pollution?

A8 = We have done broad studies and will soon be looking at site specific details for Phase 1. At this point, we know where the polluted areas are and have done enough study work to estimate the remediation costs. Remediation methods include burial, removal and re-use. We might need to bind some material with concrete. Cockle Bank material will be washed and re-used - how this is done will need to ensure that contaminants don't go into the SSSI area.

Q9 = What about Middle Weir next to Dynamite Quay on the Lelant side? Issue is blue, brown and white asbestos.

A9 = This area is not included in the ING proposals.

Q10 = Another area of contamination is the old Power Station slag. GS can provide info on this.

A10 = Noted.

Q11. What contaminants are there? Are any dangerous to humans or wildlife?

A11 = There will be a Construction Environmental Statement outlining the methodology for dealing with contamination and the risks involved. In total, the amount of contaminated material that will be removed from the site will be relatively small. Where it is safe to do so, materials will be left in-situ.

Q12 = How are you dealing with the WHS status and compatibility?

A12 = A heritage group is coming together involving English Heritage, WHS office, etc.

Q13 = Are you able to share RSPB's stance with us?

A13 = We have had a round table meeting with RSPB, Natural England, CCC Natural Environment Service and the Environment Agency. Key aquatic concern is the impact on inter-tidal habitats. Penpol Creek will be permanently under water, also Cockle Bank will be removed leaving a basin permanently under water. Nationally, we are required to ensure no net loss of mud flats and inter-tidal areas. We are looking at different compensatory schemes including creating freshwater habitats nearby. Key terrestrial concern is avoiding or minimising loss of dunes, which are nationally important. We are negotiating restoring planting in front of the cricket ground and re-instating adjacent grassland.

Other Comments to be referred to CW meeting:

- On-going discussions with LEA about school capacity for increased population.
- No proposals for a covered swimming pool.
- May ultimately be a cinema or theatre in Hayle for a larger population. This will depend on the business case and will happen over time, not through the ING scheme.

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 19 August 2008.

7.30pm on 16 September 2008.

Meeting finished 9pm.