

## **Community Benefits Briefing Note**

**In respect of the hybrid planning application at South  
Quay & Foundry Yard, Hayle Harbour  
Application Reference PA/08142**

**Submitted for Information Purposes Only  
(July 2011)**

## Community Benefits Briefing Note

The proposed development of South Quay will deliver a wide number of benefits to the wider community. Most importantly the application will secure the future of the harbour for existing and future fishermen and leisure users and residents of Hayle. Where appropriate benefits will be secured by way of planning condition or through the Section 106 Agreement

The following measures are proposed:

- The introduction of a Harbour Community Ownership Plan (World Heritage Site Levy) – this will allow for the transfer operation of the harbour to a local trust that will be responsible for the financial management of the harbour, its continued maintenance, the allocation of moorings and the collection of harbour dues and landing fees. The harbour will be transferred to the Trust in a financially viable status and will receive additional financial support from the commercial and residential World Heritage Levy collected by the freeholder on the Trust’s behalf.
- In order to improve the operation of the harbour the sluicing of Carnsew Pool is to be reintroduced in a manner that respects its original form. This includes the provision of replacement of the former timber Mitre Gates, the repair of the retaining walls and the return to operation of the sluicing tunnels. A conservation solution is proposed for all works.
- The development will deliver the following heritage enhancements to the quayside:
  - Repairs to the breach in the harbour wall along Penpol Terrace
  - Reinstatement of the harbour furniture (mooring rings, bollards and ladders)
  - Removal of part of the infill material that occupies Carnsew Channel
  - The creation of new quay walls adjacent to Carnsew Channel, whilst retaining the existing sill within the Channel
  - The exposure of that part of the former Carnsew Dock that remains within the ownership of ING
  - The creation of additional moorings
  - Preservation of archaeological remains in situ
  - Transfer of the Pattern Building and former cart shed to the Hayle Heritage Trust

- The quayside will be further enhanced by the widening of the Promenade to the perimeter of the quay (increasing the width originally proposed when the application was submitted in December 2010). In addition, it is proposed to:
  - Provide both emergency vehicular access and trolley and pre-arranged (through the Harbour Authority) vehicular access for harbour users
  - Provide street furniture in the form of seating and lighting to add to the enjoyment of the quayside
  - Create an extensive public open space at the northern end of the quay (The Point) as an entertainment/ performance area for community use.
- The historical past will be represented by Heritage Interpretation measures that will include the introduction of heritage information boards, sign posts and landscape markers to identify the extent of the former buildings, slipways and docks. All heritage and archaeological records that we researched to help inform the development of South Quay will also be made publically available.
- To encourage integration with the town centre and Penpol Terrace and to promote pedestrian movement and a attractive environment the area adjacent to Carnsew Road and at Isis Garden will be enhanced. Adjacent to Foundry Yard an area is to be reserved for the Goonvean Engine.
- A footbridge is proposed over Penpol Creek towards which a financial contribution will be made through the Section 106 Agreement. Whilst the application identifies a location for the footbridge the recent Workshop meetings considered alternative locations. The final siting of the bridge will be agreed with the Council and local community, subject to securing the necessary approvals.
- Creation of a new development platform to provide flood protection against rising sea levels associated with climate change.

In addition to the physical measures identified above the development will secure the following:

- A wide range of employment opportunities through the creation of in excess of 300 jobs, including construction jobs
- Economic benefits for other retailers and businesses locally associated with the increased retail footfall and additional visitors attracted to the town
- Financial contributions towards infrastructure improvements including public transport measures, the provision of a pedestrian footbridge, off-site highway works

- A safer and more visually attractive environment

Most importantly the proposals for South Quay, in addition to the development that has now commenced to provide the infrastructure necessary to open up the Renewables Business Park, will act as a catalyst of the wider regeneration of the harbour that might otherwise be indefinitely delayed due to the prevailing economic conditions.