



Hayle Harbour Act 1989

Hayle Harbour Advisory Committee

Wednesday, 14 October 2015, 2PM

Passmore Edwards Institute, Hayle

MINUTES

Minutes of the quarterly meeting of the Hayle Harbour Advisory Committee held at the Passmore Edwards Institute.

PRESENT

Members Cllr John Bennett (Chairman), Cllr Graham Coad (HTC), Mike Collier MCA-retired), David Flumm (RSPB), Cllr Richard Glanville (St Ives TC), Peter Haddock (HM), Lech Kwiatowski (HFA/HCBO), Vanessa Luckwell (Cornwall Council), Bob Mims (Hayle Chamber of Commerce), John Munday (IFCA), Anne-Marie Rance (SoS), Vaughan Robbins (Natural England), Helen Wilson-Prowse (Wave Hub).

Guests Neil Farrington, Community Energy Plus

The meeting commenced at 2pm.

15-028 WELCOME, INTRODUCTIONS AND APOLOGIES

Apologies were received from:

Cllr John Coombe (Cornwall Council), Robb Lello (HHUA), Rob Jewell (Hayle Chamber of Commerce), Peter Ghey (HFA), Andrew Houghton (EA), Cllr John Pollard (CC), Corinthian Land Ltd.

15-029 CHAIRMAN'S ANNOUNCEMENTS – FOR INFORMATION ONLY

None

15-030 APPROVAL OF MINUTES OF 8 JULY 2015 AND MATTERS ARISING

The minutes were approved.

Matters Arising: None.

15-031 HAYLE HARBOUR AUTHORITY LTD. - HARBOUR MASTER'S REPORT

The Harbour Master presented his report. Additional notes & comments:

- The HM reported that he had heard that Peter Ghey has pneumonia. The committee were concerned and sent their best wishes.

<ul style="list-style-type: none"> • The deposit for the pontoons has been paid. Because of issues with the quay wall the foundations will be piled instead. The project is within budget and should be completed before the end of the year. • David Flumm reported that there had been flooding along the Carnsew footpath. The operation of the Carnsew gates may need changing to minimise the risk. It was noted that the properties were elevated well above the area of flooding. • Wave Hub is working with the HM to seek Growth Deal funding. • Save Our Sands are concerned about automation of the tunnels. The Chairman will write to explain the situation. • Several life rings have been removed and the ropes have been taken. Youths have tied ropes between vessels and the ladders at high tide causing the ladder to be ripped off the wall as the tide fell. Owners have authorised additional CCTV. ASDA have moved cameras to improve view of harbour. • There was a question regarding the use of Lelant Quay for parking. The HM explained that parking was for harbour users only. He understood that the owners have met with the complainants on the driveway and satisfied their concerns. • There was a query as to the seaworthiness of vessels on Lelant Quay. The HM explained that one owner had died and were being dealt with by relatives. The owner of the other vessel had suffered an injury and should be back soon to work on it. • The parking for authorised harbour users on South Quay is now open. <p>15-032 TIDAL POWER GENERATION IN HAYLE HARBOUR</p> <p>Neil Farrington of Community Energy Plus made a presentation on the possibility of tidal electrical generation in the harbour. The presentation is attached.</p> <p>Additional points:</p> <ul style="list-style-type: none"> • It was suggested that he also look at Copperhouse Pool using the penstock tunnel. <p>The committee gave their support for CEP to pursue grant funding to conduct a feasibility study.</p> <p>15-033 COASTAL COMMUNITY TEAM UPDATE</p> <p>The CCT (a subcommittee of HHAC) had met on several occasions to discuss how best to use the £10k grant to lead to improvements in the harbour. Following a meeting with REGENSW and a subsequent proposal to complete a report for £8k, the team recommended that REGENSW be engaged.</p> <p>The committee approved proceeding with REGENSW.</p>	<p>JB</p>
---	-----------

<p>Date of next meeting</p> <p>13 January 2016</p> <p>Subsequent meetings (2nd Wednesday, January, April, July & October):</p> <p>13 April 2016 (AGM), 13 July 2016, 12 October 2016, 11 January 2017, 12 April 2017</p> <p>Attachments:</p> <ol style="list-style-type: none"> 1. Tidal Power Generation In Hayle Harbour 2. REGENSW Project Report Proposal <p>Minutes: jb</p>	
--	--

ⁱ Rev2

Feasibility of Tide Mill generation at Carnsew Pool, Hayle.



Neil Farrington

Senior Manager Renewables & Communities – Community Energy Plus

Director – Community Power Cornwall

Director – Low Carbon Society

Studying – MSc Marine Renewable Energy, Plymouth University

The Potential



- Small scale tidal range renewable energy generation from a predictable high density resource, utilising the existing infrastructure.
- An economically viable demonstrator site with Local, National and International significance.
- Further enhancement of Hayle's reputation as a world leader in marine energy development alongside the wave hub and marine energy park.
- Generation of a sustainable income stream for Hayle harbour, Hayle Town Council and the local community.



Tide Mills to Tidal range



Strangford Lough



COMMUNITY
ENERGY PLUS

Considerations

- Environmental
- Ecological
- Economic
- Technological
- Planning & Designations
- Grid Connection
- Sluicing regime
-
-



Stakeholders

- Hayle Harbour advisory committee
- RSPB
- Natural England
- Environment Agency
- Hayle Town Council
- Hayle Community
- Cornwall Council
- Corinthian
- ASDA
- Save Our Sand
-
-



Funding and Financing

Development:

- Rural Community Energy Fund - Stages 1 & 2
- European Structural Investment Fund (ESIF)

Construction:

- Cornwall revolving loan fund
- Community Power Cornwall & Hayle
- Hayle and the public works loan board



Possible next steps

The proposal could be split into 3 main work packages for submission to RCEF with support from Hayle Town Council.

- 1.Site survey, technical review & project planning – site survey and technical review of existing research, followed by technical project planning.
- 2.Resource & engineering analysis – scientific, technical and engineering analysis of: local tidal oceanography and potential tidal energy resource; technology review and selection, including supplier discussions; civil engineering options analysis; grid connection analysis;
3. Feasibility report – integration of resource and engineering results into tide mill concept option(s); development of outline business model(s), based on CAPEX, OPEX and yield findings; levelised cost of energy and financial findings, with feasibility conclusions and recommendations; written report and presentation of findings.
4. Community consultation & engagement – open involvement of the local community to gauge their views on any proposed development and the opportunities for local ownership it could offer.
5. Submission of an EIA screening request – To determine the planning requirements for any proposed scheme.



COMMUNITY
ENERGY PLUS

Neil Farrington

Senior Manager – Renewables & Communities

01872 245566 / 07976 490953

neil@cep.org.uk

Become a more sustainable community today

Our guide will take you through the practicalities of starting a group and engaging your community in a sustainability project.

We've got advice and guidance on how to structure and manage your group, and how to run meetings and events

Find out more >

Visit www.cep.org.uk and look for the Community Energy Toolkit



COMMUNITY
ENERGY PLUS

Hayle Harbour

Coastal Community Team Project

Project Report Proposal Letter



Bob Mims
Chair – Hayle Harbour Coastal Community Team
c/o Hayle Harbour
North Quay,
Hayle TR27 4BL

11 October 2015

Coastal Community Team Project
Phase 1 Report Proposal

Dear Bob and the Coastal Community Team,

Thank you very much for inviting Ian and I to your project meeting last week.

It was very interesting for us to hear about the Hayle Harbour Coastal Community project and the progress that you have made. Like everyone who has had an involvement with Hayle over the years, we are also convinced that the harbour is a little gem. The fact that a consensus has been reached within the team on the need to improve access to the harbour, in a manner which protects the local environment, is a very important step forwards.

During the meeting we discussed whether Regen SW could assist the team to pull together and produce the final report for the current phase of the project. As we indicated to you we would be very happy to do this and our proposal to carry out this work is described in the note below.

Suggested Report Structure and Outline Content

As we discussed, the report is intended to be used for a variety of purposes including to document the work that the team has done, provide evidence to support the project's recommendations and to provide a basis for future funding bids.

So while it will be important to highlight the strategic importance of Hayle Harbour to the wider Cornish marine economy, you have suggested that the meat of the report should focus very much on the practical steps that have been identified to improve access to the harbour, and to provide evidence and an assessment of the economic and other impacts that such improvements could have.

The style of the report will be analytical rather than overly technical and should be written as a output of the Hayle Coastal Community Team project rather than as an 3rd party consultant.

After the meeting we gave this a little more thought and have come up with an outline for the report content and structure as described in the table below. Please treat this as draft for discussion and no doubt as the project progresses we may want to add more detail.

<p style="text-align: center;">Hayle Harbour Coastal Communities Team Project Outline Report Content and Structure (Draft for discussion and input)</p>
<p>1) Executive Summary A short summary (2/3 pages) of the key project objectives, recommendations, opportunities and economic impacts which can also be used as a standalone “pitch” document.</p>
<p>2) Introduction and Strategic Context Very brief introduction to the Coastal Community Team Project – objectives and activities.</p> <p>A very short history and context setting for the harbour, including current industries and users of the harbour.</p> <p>Critical importance/value of the local environment including beaches and estuarine habitats.</p> <p>Setting out the strategic importance of Hayle highlighting:- position on north coast, rail and transport links, assets and capabilities, local industry, recent investments eg MRE Business Park, critical for success of wave hub and Cornwall’s marine ambitions, Enterprise Zone potential and synergy with other key marine centres such as Padstow, Falmouth, Penzance/Newlyn and Plymouth etc.</p> <p>Key message – that Hayle has a fantastic opportunity and is of strategic importance but that an operating harbour is critical to unlock the potential of Hayle, realise the benefits of key investments and support the growth of the wider Cornish marine industries.</p>
<p>3) The key challenge addressed by the team</p> <p><i>(Note: without going over 30 years of history and countless previous reports, or trying to unpick the various arguments for and against dredging)</i></p> <p>A brief summary of the harbour access challenges which the project has identified highlighting changes in the channel and silting in the harbour area which has led to restrictions in access and the impact that this has had on existing and new marine users.</p> <p>Evidenced by pictures and citations from previous reports, <u>local experts and harbour users</u>.</p> <p>Report to highlight evidence gathered by the team, Regen SW and other sources on:</p> <ul style="list-style-type: none"> • Impact on existing fishing and marine leisure activities

- Potential and actual loss of opportunities from marine operations and marine energy. Evidence from Wave Hub customers and marine ops companies etc
- Health and safety concerns related to the bar and channel
- Longer term loss of an operating harbour

Also to highlight the difficulty of marketing and promoting the overall Hayle offer and opportunity, and the risk that Hayle is overlooked as a destination for new marine businesses, jobs and innovation.

Key message – that something must be done and that allowing the harbour to decline is not sustainable

4) Consensus, options and proposed solution.

Describing the **broad consensus** that has been reached by the team:

- That active harbour and channel management is now needed and will involve some form of dredging in combination with enhanced sluicing and improved quayside access
- That dredging and other measures must not involve extraction and removal of sand from the sand cell – and indeed should be used to help restore coastal dune systems
- That it is critical now to make a start – working together to initiate a programme of measures which will unlock further opportunities and help to address environmental concerns

Documenting the **key access goals** identified by the team and providing evidence from harbour users and industry:

- Reinstating and straightening the channel
- Increasing the period of channel access to HW \pm 3 hours
- Widening and deepening the channel where necessary to accommodate vessels of 3m draught
- Creating “wet” alongside areas for vessels of 3m draught
- Improving navigation and access

Above goals to be supported by evidence from harbour users and others in the industry (eg local marine energy and operations companies Mojo, Carnegie, Wello, KML, Seacore, Falmouth Divers etc)

Describing the **options and enabling actions** that were considered by the project and explaining the rationale for the proposed solution which is a combination of:

- Incremental sluicing using the Carnsew Pool
- An programme of “plough dredging” initially to open up the harbour and channel and then to maintain the channel
- Selective mechanical dredging with the redistribution of dredged material above the high water line to assist with dune restoration

- Potentially the deployment of gabions and/or rock dump to help maintain the channel
- Further options to improve access including navigation marks, new pontoons on east and North Quay

For all the above the report will acknowledge and highlight that more work will be needed to survey the channel, quantify volume of materials to be moved, estimate costs and monitor baseline and impacts. However the approach proposed by the Community Team is to begin an incremental programme of actions and to actively monitor impacts both on the channel access and environment i.e. a “deploy and monitor” approach.

Note: The requirement for consent and licensing for the above measures is a little unclear. Some could be initiated without a new marine license but this needs to be investigated by the team.

Key message: There is a consensus on a proposed approach and a number of viable options which in combination are expected to greatly improve harbour access. More work could be done to fully analysis the options but the proposed approach is to begin an incremental programme of enhanced sluicing and plough dredging and to monitor both the effectiveness and impact of measures.

Bringing the harbour back into effective operation will in turn unlock further commercial/growth opportunities and investment options.

5) Business and Economic Case

As discussed the business case will have three main elements:

- Costs of proposed options and enabling actions
- Enhanced revenue streams from improved harbour access (direct impact)
- Potential future opportunities and growth from the overall improvement in the Hayle offer

Outline of costs for the proposed options. At present there are some ballpark figures and there is probably more work needed to firm up on the costs – let’s discuss how to do this.

Identification of revenue streams enhanced by access improvements:

- Fishing – increased channel window for local fishing vessels
- Fishing – increased fish landings from visiting vessels
- Marine Leisure – potential to increase berths
- Marine Leisure – visiting vessels, yachts, dive vessels and pleasure craft
- Ferry services to St Ives
- Marine energy – Installation, Operations and Maintenance for Wave Hub customers
- Marine Operations – increased use of the harbour by marine contractors
- Others to be discussed?

Potential Future Growth Opportunities

Tied in with the investments in the MRE Business Park, Enterprise Zone and Cornwall's wider marine strategy the report will also highlight the longer term economic opportunity for Hayle in the areas of:

- Fishing
- Marine leisure and environmental tourism
- Marine renewable energy
- Marine operations
- Innovation and new "blue tech" industries
- Centre for (coastal, environmental) research and application of marine sciences
- Enduring value of environment and estuarine habitat
- Partnership with other Cornish ports – Padstow, Falmouth, Penzance and Plymouth

This section of the report will also highlight supply chain growth, inward investment and job creation opportunities. High-level numbers for future jobs will be identified.

Key message : Improving access to the harbour will create immediate benefits for harbour users and increased revenue for the harbour. It will also lay the foundation to unlock future growth potential.

6) Conclusion and recommendations

A summary conclusion of the work of the Coastal Community Team and set of recommendations.

This section will also be used to document further work and actions that are required.

Also to identify future investment options and proposals which could form part of a larger project proposal for eSIF funding etc.

Deliverables and Workplan

The deliverables from Regen SW to support the project would include:

- Producing the phase 1 project report as described above
- Writing a short 2 page "preview" of the report to provide a briefing for Cornwall Council (Neil Clarke) to begin a discussion for funding

- Assistance to present/launch the report including help to prepare a presentation and communications

Milestone	Suggested Target date
Prepare “preview” of the report	21 st October
First draft of report for Coastal Energy Team Review	4 th December
Final draft for review	11 th December
Suggested report launch and communications	Early January

Kind regards

Johnny Gowdy
Director
Regen SW