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WHY THE REGENERATION OF  
HAYLE  
SHOULD NOT INCLUDE A  
GYPSY/TRAVELLER SITE

A PRINCIPLED AND OBJECTIVE ARGUMENT  
AGAINST A MISGUIDED PRIORITY

For all the Pam's and Fred's of Hayle who fear they are losing their voice

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## **Why the regeneration of Hayle should not include a Gypsy and Traveller Site**

### **1.0 THE HAYLE AREA ACTION PLAN 2006 - 2026**

A Hayle Area Action Plan Issues and Options document has been produced by Penwith District Council as a vehicle for delivering and guiding the necessary development for the regeneration of Hayle.

It is a detailed and far reaching document of 121 pages and in no uncertain terms will affect all circa 8000 members of the Hayle community and beyond!

**It is vitally important therefore that you have your say as to how and where Hayle should be developed over the next twenty years!**

The Issues and Options document was first published for consultation on the 17<sup>th</sup> January 2008 with an original closing deadline of the 29<sup>th</sup> February 2008.

**At the end of this consultation period, Penwith District Council will analyse the responses to determine whether the substance of the feedback should be incorporated into a subsequent Preferred Options document which will set out the Council's favoured development sites. This is due to be released in July/August 2008 for further public consultation.**

Inspection copies of the plan are available at the library in Hayle and at the planning offices of Penwith District Council at St.Clare, Penzance.

To obtain your copy and questionnaire please call David Clough, Sustainable Development Policy Officer, Tel: (01736) 336700

And via [www.hayletowncouncil.net](http://www.hayletowncouncil.net)

### **1.1 IMPORTANT NOTE**

The **HE/LP** campaign is not in any way about undermining the tremendous effort that has been expended by Penwith District Council in the production of the Hayle Area Action Plan or indeed, its vision for a regenerated Hayle.

Moreover, the campaign fully endorses the moral and fiscal need for better management of Gypsy and Traveller issues and the problems associated with unauthorised encampments.

It is also acknowledged that Romany Gypsies and Irish Travellers are recognised as racial groups and are therefore afforded full protection under the Race Relations Act 1976 and that members of the Gypsy and Traveller communities should have the same rights and responsibilities as every other citizen.

## **Why the regeneration of Hayle should not include a Gypsy and Traveller Site**

### **1.2 ABOUT HE/PLP**

This report has been prepared and produced entirely on a voluntary basis by the **HE/PLP** campaign team, a dedicated cross section of the Hayle community.

### **1.3 ABOUT THE CAMPAIGN & THIS REPORT**

- Fundamentally it is about Hayle only.
- This report puts forward a principled and objective argument as to why there should not be a Gypsy and Traveller site located in Hayle.
- It is about understanding Hayle's real priorities.
- It is about proactively appealing for community involvement in the entire Hayle Area Action Plan.
- It is about helping those who fear they are losing their voice.
- It is about recommending a better, more realistic way of addressing this contentious issue whilst retaining a strong sense of moral integrity for all parties.

### **2.0 WHY THE GYPSIES AND TRAVELLERS SECTION OF THE OPTIONS AND ISSUES DOCUMENT (7.2.25 to 7.2.40) HAS BEEN SINGLED OUT FOR SPECIAL CAMPAIGN ATTENTION**

- Without prior consultation people's lives have been put on hold!
- It is a recognised contentious issue in both public and government circles.
- It is the only section within the entire document that is worded as a threat!
- It is a misguided priority in the Hayle context.
- There are obvious serious consultation and site selection criteria shortcomings.
- Justification for a transitory site in Hayle is characterised by a severe absence of precise local data and weak anecdotal evidence.
- Stress and anxiety caused to large sections of the community that could and should have been avoided.
- The NIMBY (not in my backyard) hypocrisy and divisiveness it fosters.
- Recognition that the community need help with accessing and understanding the facts in the face of a plethora of government pro-policy guidance available to policy drivers and implementers.

## **Why the regeneration of Hayle should not include a Gypsy and Traveller Site**

### **2.0 Continued**

- Appeasement of government diktats rather than real evident need in Hayle is perceived as the motive force for implementation.
- We believe the government's idea of an overnight assimilation policy between Gypsies/Travellers and a settled community is unrealistic and fundamentally flawed.
- The following is an excerpt from a 2007 Joseph Rowntree Foundation study entitled: **Providing Gypsy and Traveller Sites: Contentious Spaces:**

*“Political will and strong leadership is vital, and there was evidence that the councillors who did sign up to support new provision of sites felt they could support their decision on one or more of these three ‘cases’ – legal, business, and moral.”*

### **3.0 THERE IS NO BUSINESS CASE FOR A GYPSY/TRAVELLER SITE IN HAYLE -THERE IS AN OVERWHELMING BUSINESS CASE AGAINST!**

- A business case for site implementation in Hayle can only be based on the cost of undertaking enforcements/eviction actions, cleaning up after unauthorised encampments and the savings that can potentially be made by the local authority in providing an authorised site.
- The SWRA South West Regional Assembly also emphasises that pitch provision makes good financial sense for councils. As a good example of this it cites Bristol City Council whose enforcement costs dropped from a whopping £200,000 a year to just £5,000 a year after they built a site.
- In the Hayle context the fundamental argument for a business case is negated as Hayle is evidently not routinely frequented by Gypsies and Travellers (see evidence section 5.1).
- On the contrary - by implementing a site here in Hayle we will be creating a demand that ironically we don't have at the present time. The upkeep and running costs will only place an unnecessary burden on the taxpayer.
- A site is likely to act like a magnet, creating demands from time to time that will outstrip pitch supply.
- This could lead to unauthorised encampments in proximity to any such site and added further direct and indirect costs in dealing with them.

## **Why the regeneration of Hayle should not include a Gypsy and Traveller Site**

### **3.0 BUSINESS CASE (Continued)**

- Over time as popularity and awareness of the site grows there is a probability that it will need to expand.
- The following is a word for word excerpt from Cornwall County Council's Advice To The South West Regional Assembly (Final):

*“Further comment was made that information about availability of transit spaces, advising Gypsies and Travellers about capacity and availability of spaces would be necessary in order to reduce use of unauthorised sites”*

- Importantly the Hayle Area Action Plan contains no reference to how logistical issues such as this will be effectively managed. Furthermore, there appears to be no information in the public domain that tackles this important aspect.
- Any resulting general aesthetic depressing of the area is likely to have a compromising effect on tourism, the value of property, including saleability and marketing ability.
- Hayle is second only to Newquay in the county of Cornwall in the number of holiday beds! Representing 34% of all employment in Penwith, tourism is the single largest sector with 19% of households totally dependent on it for their income.

**Therefore, in the Hayle context there is a clear business case against the development of a Gypsy and Traveller site**

### **3.1 GRANTS AND FINANCING**

- Between 2006 and 31<sup>st</sup> March 2008 the government has set aside £56M for the entire country for Gypsy and Traveller site provision, expansion and or refurbishment of which over £7M+ has been 'ring-fenced' for the County of Cornwall.

## **Why the regeneration of Hayle should not include a Gypsy and Traveller Site**

### **3.1 GRANTS AND FINANCING (Continued)**

- National allocation of funding for the next three years is:
  - 2008/09 - £33 million
  - 2009/10 - £32 million
  - 2010/11 - £32 million
- 100% government grants are available for capital expenditure on establishing new and expanding existing sites.
- We believe that no central government funding is available for day to day running costs such as site management, upkeep and policing etc. Only 75% government grants are available for refurbishment costs. In such cases the 25% shortfall would have to be met elsewhere.
- We have been informed by Communities and Local Government Gypsy and Traveller Unit, London, that local authorities usually get the government cash in about 2 weeks upon grant submission and acceptance following pre-arranged bidding rounds.
- This stance suggests that a successful local authority bid can produce an advantageous positive cash flow situation.
- The last bidding round was October 07 the next bidding rounds are March and October 08.
- The grant scheme allows for 'Innovation' encouraging 'recycling' of funds where land is sold on a non-profit basis to Gypsy and Traveller groups or associations.
- The following is an excerpt from 'Gypsy and Traveller Sites Grant Guidance 2006–2008' document:

*We are keen to encourage the development of innovative solutions for accommodation provision for Gypsies and Travellers. This could encompass a wide range of schemes. In particular it could include using public funding to facilitate the development of private sites, providing investment was protected or recycled. Bids can only be submitted by local authorities or RSLs. However, Gypsy and Traveller groups can work with these organisations to develop innovative schemes. © Crown Copyright, 2007*

- At the time of publication of this report it remains unclear as to an exact definition of 'recycling' as far as investments are concerned. For example what happens to any residual cash generated by local authorities following such transactions and whether residual cash if not 'recycled' has to be paid back to central government?

## Why the regeneration of Hayle should not include a Gypsy and Traveller Site

### 3.1 GRANTS AND FINANCING (Continued)

- The recommendations of the CGTAA (Cornwall Gypsy Traveller Accommodation Assessment) for urgency, underpinned by government legislation and above financing initiatives is clearly fuelling a misplaced priority for Hayle. Please also refer to section 4.1 where priorities are further discussed.
- The following excerpt is taken from the Executive Summary of the CGTAA document dated October 2006 it was carried out by Fordham Research:

*“The local authorities in Cornwall should urgently identify suitable land for Gypsies and Travellers to buy, allowing them to establish small sites owned by the occupiers. Assistance with the planning process should be proactively offered from an early stage, with specific sites available to buy outlined in future planning documents.”*

- Development phasing of the Hayle Area Action Plan could therefore place a Gypsy and Traveller site ironically at the forefront of the priority agenda irrespective of real community and facility needs.

### 4.0 A MORAL VIEWPOINT

- **HE/LP** recognises there is a necessity nationwide for an effective network of transit sites based on robust evidence of need.
- Undeniably, there must be a moral obligation by all the authorities to take account of the following:
  - to effectively consult with **all** parties prior to documents being formally published including to Local and District Councillors.
  - to present a factual, accurate and trustworthy case for consideration.
  - to deploy time, effort and resource into balancing local priorities.
- There is a need to build on the strengths of settled communities and not to create division and prejudice.
- An autocratic ‘heads I win, tails you lose’ proposition is morally wrong.



## 4.1 PRIORITIES - PERSPECTIVE

Tourists visiting Hayle past 5 years:- Circa **1,500,000**

Holiday beds within 3 miles of Hayle:- Circa **17,000**

Hayle's community:- Circa **8,000**

Traveller Stop Overs Past 5 years:- Circa **2**

### St. Ives Leisure Centre



#### Facilities

- Gymnasium
- Function Café
- Fitness Rooms
- Group Training (Aerobics)
- Learner Pool
- Meeting rooms
- Personal Training
- Sports Courses
- Swimming Pool

### Penzance Leisure Centre



#### Facilities

- 25 metre, 6-lane Competition Main Swimming Pool
- Teaching/Learner Pool
- Poolside Jacuzzi
- Water Slide
- Multi-purpose Sports Hall (6 badminton courts, 5 a side football, netball and table tennis)
- *expressions* Fitness Suite
- *expressions* Dance & Exercise Suite
- Health Suite - sauna; steam room; Jacuzzi; treatment rooms; relaxation area
- Crèche
- Cafe Bar
- Meeting Room

## Why the regeneration of Hayle should not include a Gypsy and Traveller Site

### Hayle Leisure Centre



#### Facilities

- Summer Season Only
- Snack Bar
- Water Slide
- Open Air Swimming Pool

### St.Ives Cinema



#### Facilities

- 3 Screens
- West-End Style Seats
- Cafe Bar
- Dolby Digital

### Penzance Cinema



#### Facilities

- 3 Screens
- Licensed Bar
- Snack Bar
- Dolby Digital

### Hayle Cinema



#### Facilities

- Centre for Vandalism and Neglect
- Flats Showing Soon!

It is likely that we will not see a Cinema and Leisure Centre in Hayle for five years at the very earliest - they will be subject to private funding arrangements following adoption of the Hayle Area Action Plan.

Arguably, funding opportunities and timelines would be seriously compromised if the harbour redevelopment does not proceed.

However, full government funding is available usually within 10 working days following submission during set bidding rounds for Gypsy and Traveller Site provisions!

## **Why the regeneration of Hayle should not include a Gypsy and Traveller Site**

### **5.0 THE LEGAL ARGUMENT**

- Without prior consultation people's lives have been put on hold!  
(please refer to section 5.2)
- The consultation process is flawed as far as community involvement is concerned.
- Site section criteria is clearly incorrect as it does not differentiate between the needs of transitory and residential site inhabitants. As of 10<sup>th</sup> February 2008 it was disclosed that a transit camp does not need to be near to services or the town centre.
- Context of community involvement to timeline of events:-

**Nov/05** - Fordham Research commissioned to carry out an assessment of Gypsies and Travellers' accommodation needs in Cornwall.

The research included Stakeholder consultation with local and national organisations involved with Gypsy and Traveller affairs and a survey of Gypsies and Travellers to examine their accommodation needs.

262 interviews were conducted in Cornwall with Gypsies and Travellers. Based on the CGTAA report circa 252 families reside in Cornwall with an average family size of 2.9. This equates to a population of circa 730.

**Oct 06** - Publication of 231 page assessment - Cornwall Gypsy and Traveller Accommodation Assessment.

**Dec 06** - Commencement by Penwith District Council of Hayle Area Action Plan.

**May 07** - Hayle is identified as site Gypsy and Traveller location in report to Penwith District Council from Gypsy & Traveller Liaison dept, despite Penzance being originally suggested by the researchers.

**Sep 07** - Completion of pre-production, surveying and evidence gathering.

**Jan 08** - Publication of Hayle Area Action Plan Issues & Options doc for community consultation up to 29<sup>th</sup> February 08.

- Sometime in May 07 Penwith District Council were recommended that a site should be provided in Hayle.
- For the nine months thereafter leading up to publication of the Hayle Area Action Plan Issues & Options document, no one in the community was consulted. These included:

## **5.0 THE LEGAL ARGUMENT (Continued)**

1. Residents in the vicinity of the proposed sites.
  2. Businesses in the vicinity of the proposed sites.
  3. Landowners of the proposed sites.
  4. Local and District Councillors.
- The publication of a document containing such a contentious and sensitive issue, devoid of any community pre-involvement has quite understandably caused a significant level of stress, anxiety and unease amongst large sectors of the community.
  - Justifiably (see section 5.2), many people's lives have literally been placed on an indefinite hold against their wishes. Understandably giving way to the public's perception that it is being autocratically imposed on behalf of the clients rather than the community.
  - The Gypsy and Traveller site subject is the only question out of an unwieldy and complex 14 double sided page questionnaire accompanying the 121 page Hayle Area Action Plan that is framed as an overt threat. Even the local press were keen to pick up on this point....

*With the stark warning that failing to identify sites will simply result in others choosing them for us it is the chance to provide the kind of feedback that such exercises so rarely produce and decide where these sites should be built - Cornishman/West Briton 31<sup>st</sup> Jan 2008*

- This by anyone's standard is surely not the correct way to launch into a meaningful and engaging consultation with the community?
- The post launch consultation process has significant shortcomings also. Hayle has a population of circa 8000. It is therefore difficult to reconcile Penwith District Council's community consultation necessitating the initial production of only 400 copies of the plan. We do understand however that at the date of publication of this report a further 200 copies were produced.
- It is obvious from public and business sector feedback that there was a widespread lack of awareness. Indeed, this concern was picked up early in February by Hayle Town Council prior to the meeting on Feb 7<sup>th</sup>
- The **HE/PLP** campaign in conjunction with other independent volunteer action groups has expended many hours in bringing the Hayle Area Action Plan, predominantly by door to door leaflet dropping into a far wider public domain.

## **5.0 THE LEGAL ARGUMENT (Continued)**

- In addition to an alarming lack of awareness, feedback from this flurry of activity also raised other significant shortcomings:
  - Not enough plans to go round.
  - Plan is too complex and difficult to digest.
  - The questionnaire takes 3 - 4 hours to complete.
  - Uncertainty as to the best way to respond/object in the absence of a plan/questionnaire.
- One volunteer team even obtained an extra 200 copies of the questionnaire. Carried out a mail drop and painstakingly assisted some members of the community in filling them in.
- Questions 45 and 46 are divisive and morally questionable in soliciting people for suitable sites within the development boundary as it simply encourages the NIMBY hypocrisy notwithstanding the aforementioned threat about others choosing for you!

Human nature decrees to a certain extent that we are all NIMBY's (Not In My Back Yard). It is likely therefore that when given the planners choice of sites for "consultation", the vast majority will understandably suggest a location furthest away from their own interests. This view is supported by research and information widely available on the internet. It can be argued that if you do not want a Gypsy and Traveller site in your neighbourhood it is immoral and hypocritical to recommend it in someone else's.

Under these conditions the resulting consultation on this issue is predictable at the outset and of no meaningful value whatsoever and even worse, by nature, community divisive.

- Second most popular vehicle for communication/consultation is personal letter as per Statement of Community Involvement (SCI). However, Penwith District Council have skipped this method thus suggesting resource limitation. Section 5.19 of the Revised Local Development Plan (version Oct 2007) flagged this up as the top risk in their register!

## Why the regeneration of Hayle should not include a Gypsy and Traveller Site

### 5.0 THE LEGAL ARGUMENT (Continued)

- An example of good consultation practice is taken from a Derby City Council document of November 2006:-

*“The consultation with surrounding residents involved 1208 questionnaires with reply paid envelopes being sent out to those houses closest to the Glossop Street site. The consultation area ranged from the railway line in the west, to Nightingale Road in the east and between Osmaston Road and Osmaston Park Road. Responses received over a three-week period have been included in the final analysis. Some 246 questionnaires have been received equating to an overall response rate of just over 20%.”*

- Legal announcements and press/pump articles were extremely limited and very low key.
- A significant amount of time and effort has been put into the preparation of the document and yet minimal effort has been given to selling it to the community.
- Evidently no serious thought has been given into providing a user friendly questionnaire.

### 5.1 EVIDENCE - WHAT EVIDENCE?

- Justification for a transitory site in **Hayle** is characterised by a severe absence of precise local data and weak anecdotal evidence.
- Ironically to appease central government driven diktats, evidence indicates a hasty **desire** rather than genuine **need** by the local authorities for a site in Hayle.
- Significant archival research, including a number of interviews with local reporters, has been carried out with then following media networks and has **failed** to uncover a **single** reported Gypsy or Traveller incursion in the **Hayle** area over recent years:
  - The Cornishman (newspaper)
  - The St.Ives Times & Echo (newspaper)
  - West Briton (newspaper)
  - Western Morning News (newspaper)
  - Cornish Guardian (newspaper)
  - Cornwall24 (news/comment website)

## Why the regeneration of Hayle should not include a Gypsy and Traveller Site

### 5.1 EVIDENCE - WHAT EVIDENCE? (continued)

- Consistently, the only locally reported unauthorised encampments were at:
  - Newlyn
  - Leedstown (Kerrier District)
- This is extraordinary as research demonstrates that in other areas of the country where local authorities have identified potential site locations, a consistent history of reported incidents have emerged. The following unedited example is taken from the minutes of a Norfolk Council meeting:-

*“At previous meetings there had been questions asked about the historical pattern of incursion and the robustness of the evidence of need / demand as presented by the Council had been challenged. A trawl of the local press had produced articles which reinforced the historical evidence and showed that incursions by Gypsies and Travellers were a perennial problem and that the need to make provision for short stay stopping places dated from at least 1996.”*

- Another example of good practice with respect to the collection and analysis of hard data is taken from a Leicestershire Council document:-

The highest incidence of unauthorised encampments in the County is in North West Leicestershire with an average 20 unauthorised encampments each year. This has been concentrated around 2 main locations, Coalville and Castle Donington. The County Council has collected data for this since 1997:-

Total number of unauthorised encampments Jan1997-Dec 2006

No of Camps	District	% Total	No of Camps	District	% Total
57	Blaby DC	9.63%	74	Melton	12.50%
102	Charnwood	17.23%	202	NWLDC	34.12%
79	H&B	13.34%	7	O&W	1.18%
67	Harborough	11.32%	4	Rutland	0.68%

The data suggests therefore that the most appropriate place to have a Travellers Transit Site is in North West Leicestershire District where there is the highest number of unauthorised encampments.

- By comparison, Penwith District Council have failed for five years to provide statutory bi-annual Gypsy/Traveller caravan counts to County Hall.
- It is evident that the community in Hayle is totally mystified at the suggestion of a Gypsy or Traveller issue in the Town.

## Why the regeneration of Hayle should not include a Gypsy and Traveller Site

### 5.1 EVIDENCE - WHAT EVIDENCE? (continued)

- A senior Hayle police source corroborates all of the above findings. He has stated that he is not aware of more than two cases of Travellers being in or around Hayle in the last five years. The most recent was when Travellers came to Hayle for a wedding and left after three days.
- The findings of the Cornwall Gypsy and Traveller Accommodation Assessment contains no mention of Hayle whatsoever.
- Recent enquiries under The Freedom of Information Act to Devon and Cornwall Constabulary have revealed the following:-

*“Our Data Services Unit has confirmed that there is no 'gypsy/traveller' code that can be used to search the data, so they would have to search through each relevant log. There are over 9927 logs for rowdy/nuisance behaviour, 92 logs for noise nuisance and 13447 logs for anti social behaviour alone for the Penwith area, and we estimate that to locate the requested information will take well over the 18 hours that we are legally required to work to.”*

- Accordingly it is highly improbable that the authorities have been able to call on any relevant police statistics to support an evidence base.
- **HEYLP** have serious reservations that no joined up thinking on the county wide location of transit site provision is being seriously considered. For example there has been a perennial problem at Leedstown with Gypsies and Travellers. Based on this clear evidence Kerrier should be providing a site at Leedstown. Therefore for Penwith District Council to consider placing one in Hayle would make little sense. Without looking at the big picture it is hard to have an effective network of transitory sites.
- Should Penwith District Council have identified Hayle as a potential location without considering the St.Ives, Carbis Bay and other outlying rural Area Action Plans?

### 5.2 EXPLODING THE HOUSING MARKET MISCONCEPTION

- The Joseph Rowntree Foundation have suggested that it is inconclusive that house prices are affected by the inclusion of Traveller sites within local communities.
- Evidence collected by **HEYLP** suggests otherwise.



## **Why the regeneration of Hayle should not include a Gypsy and Traveller Site**

### **5.2 EXPLODING THE HOUSING MARKET MISCONCEPTION (continued)**

- Please refer to attached letters from local Estate Agents:-
  - Marshalls
  - Berwick & Berwick
  - Bradleys
  - Mike Mathews & Co
- **HEYLP** have also received feedback from Cavendish Property Investments Limited, a major equity release mortgage provider:-

*"I have had a chance to enquire with the various lenders we deal with in relation to your enquiry. The overall response is that a Travellers Site close to any residential property would cause a problem when looking at Equity Release as it would have an affect on the saleability/marketability of the properties in the area"*

- To date we have had confirmation that at least one sale has been withdrawn as a direct result of a potential Travellers site.

### **6.0 RECOMMENDATIONS AND FINDINGS**

- All plan subject matters should be researched to ensure relevance and accuracy (use local knowledge).
- Community needs to be better consulted. Council should not take an autocratic approach.
- Consultation process needs to be simple and accessible to the general public.
- People should not be made to feel threatened.
- Recognise human nature.
- Avoid taking on issues that will divide and create prejudice.

## **Why the regeneration of Hayle should not include a Gypsy and Traveller Site**

### **6.0 RECOMMENDATIONS AND FINDINGS**

- Please never underestimate the importance of, what for many people is, their major life investment - home and equity.
- Never insult the intelligence of the voting public by concealing or withholding contentious issues within a good news document (HAAP).

### **7.0 CONCLUSION AND FINAL RECOMMENDATION**

Regretfully, the mounting evidence coupled with their actions suggests that for reasons known only to themselves, certain elements within Penwith District Council have not been open and honest brokers on this most sensitive and contentious of issues. Whatever their motives for a site in Hayle, one thing we are now absolutely sure of, is that it has nothing whatsoever to do with genuine need.

Clearly it should not have been on the agenda for the Hayle Area Action Plan from the outset. At the very least, councillors should have had the opportunity well before publication to debate and challenge any evidence of need. Had this been the case, a Gypsy and Traveller site would not have found its way onto the shopping list for Hayle.

This misguided requirement for Hayle needs to be formally removed at the earliest possible juncture, so that the community can be put at ease and return to getting on with their lives.

The campaign team are eager to turn its attention into pro-actively assisting in whatever way it can in bringing the other interesting and debatable aspects of the Hayle Area Action Plan further into the community's domain for consultation. However, it is highly likely that until such time as this current overriding contentious issue is formally removed from the agenda it will continue to dominate and stifle debate.

5<sup>th</sup> March 2008

**Why the regeneration of Hayle should not include a Gypsy and Traveller Site**



West Cornwall's Leading Independent Estate Agents

Mr M Matthews  
Matthews & Co  
20 Fore Street  
Copperhouse  
Hayle  
TR27 4DY

27<sup>th</sup> February 2008

Dear Mr Matthews

Re: Proposed Traveller Sites

Further to our conversation re the proposed travellers sites in and around the Hayle area.

In my opinion, if these sites were to go ahead, it would have a detrimental effect on the housing market - that has in the last ten years benefited from the new Retail Development and ongoing Harbour improvements. I feel that the travellers sites would have a negative effect on the values of residential properties in the area, not only on the pricing structure but also on the saleability factor.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Zoe Kent', is written over a light blue horizontal line.

Zoe Kent  
Director

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Marshall's Estate Agents is the Trading Name of Marshall's Hayle Ltd. Reg. No. 2910621

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## Why the regeneration of Hayle should not include a Gypsy and Traveller Site



14 February 2008

20 Foundry Square, Hayle, Cornwall TR27 4HH  
Tel: 01736 759696 Fax: 01736 757799  
Email: berwick-berwick@btconnect.com

Mr M Matthews  
20 Fore Street  
Copperhouse  
Hayle  
Cornwall  
TR27 4DY

Dear Mr Matthews

**Re: Proposed travellers sites.**

I am writing to give you my opinion of the effect of the proposed Travellers sites on the housing market in Hayle and the local area.

In my opinion, if these sites were to go ahead it would be extremely detrimental to the town and its neighbouring villages. In a town that has come such a long way forward in the last 10 years, it would be a great shame to see it dragged back by the introduction of these sites. From other examples I have seen from a site near Redruth, I have seen properties on the market 15 - 20 % less than I would expect them to be offered at and still not selling. In my opinion, this was entirely due to the proximity of the travellers site.

I can only conclude that, as a resident and a businessman in the area, the proposed sites would adversely affect the housing market in the area and make Hayle a less desirable place to live.

Yours sincerely

David H Berwick MNAEA  
BERWICK & BERWICK



## Why the regeneration of Hayle should not include a Gypsy and Traveller Site



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Mr M Matthews  
20 Fore Street  
Copperhouse  
Hayle  
Cornwall  
TR27 4DY

26 February 2008

Dear Mr Matthews

**RE: PROPOSED TRAVELLERS SITES**

I am writing on behalf of the Hayle Branch of Bradleys Estate Agents to express our dismay about the proposed travellers' sites in the Hayle and surrounding area.

We feel that if the sites were to go ahead it would have a significant and adverse effect on the present housing market and Hayle would not be such a desirable place to live. We have already had comments from people seeking properties in these areas expressing concern about the proposed sites and somebody actually pulled out from purchasing a property situated near a proposed site once they were aware of the plans.

Yours sincerely



Linda Jarrett  
Manager  
**for BRADLEYS ESTATE AGENTS**

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Have your say before 25<sup>th</sup> March! Copyright © HEYLP 2008 Page 21

## Why the regeneration of Hayle should not include a Gypsy and Traveller Site



26<sup>th</sup> February 2008

David Clough  
Sustainable Development Policy Officer  
Penwith District Council  
St Clare  
Penzance TR18 3QW

Dear Mr Clough,

**RE: Proposed Travellers' Site in Hayle**

I am writing to give you my opinion of the effect the proposed travellers' sites would have on the housing market in Hayle and the local area. It is my considered opinion that if these sites were to be given the go ahead it would be extremely detrimental to the town and also to its neighbouring villages. I strongly believe that if these sites were passed there would be a terrific downside to the property market within the Water Lane and Mellanear corridor and also outlying areas. The main effect would be on selling any property within that area and the obvious extreme downfall in the values. We have already had numerous enquiries regarding a property that we are marketing at Ash Drive (off Water Lane), with prospective purchasers asking if this is near the proposed sites. On being informed that this is the case they have immediately withdrawn any interest.

The Water Lane corridor and the Mellanear Road area are obviously part of the highest rateable areas within the Hayle boundaries so as well as the downside in values you will have the terrific amount of objections regarding the payment of the high rates for this area.

The people of Hayle are strongly opposing this proposal and I would like you to take on board the comments that have obviously been received by your office regarding this matter. I would suggest that you listen to the people who have put your councillors into their seats and are also paying the wages of people like yourself who are carrying out these absolutely ridiculous proposals putting people in this area.

We have, in Hayle, experienced bus people who decided to pitch up on South Quay and these so called harmless travellers etc., that you have stated would be no problem to this area, were nothing but a public nuisance for the time that they were there.

This we do not want, in a tourist area with such a jewel in the crown as our three miles of golden sands attracting visitors and bringing employment and wealth to this town. If this were to take place we would be nothing but the armpit of West Penwith with people veering away from West Cornwall altogether and St Ives Bay and possibly spending their money abroad. Penwith District Council have always promoted Hayle as the gateway to West Penwith so I ask you, is this what we want as we enter this so called gateway?

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**Why the regeneration of Hayle should not include a Gypsy and Traveller Site**

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I look forward to a response from you as do all the other people in this area who share my concerns.

Yours sincerely,



**M. T. MATTHEWS**  
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