

# China Clay CNA

## Events: Community Network Areas Core Strategy Area Based Discussion Paper

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Amanda Kendall	St. EnoDer Parish Council				<p><b>A. Past development rates</b></p> <p>Information supplied with the consultation clearly shows that, over the last twenty years, St EnoDer Parish has been one of the fastest growing parishes in Cornwall (in terms of percentage increase in housing stock).</p> <p>The consultation document demonstrates that the China Clay Area is the fastest growing area in Cornwall.</p> <p>The consultation document also shows that in 1991 there were 1,291 households in St EnoDer Parish and 610 housing units were constructed between 1991 and 2010 – an increase of 47% in housing stock and twice the Cornish average.</p> <p>In April 2010, there were a further 193 properties with planning consent.</p>								Comments noted and will be taken into account in formulating the Core Strategy.

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					<p>We estimate that between April 2010 and March 2011, 40 of these housing units were completed.</p> <p>A Section 106 agreement is presently being finalised for a 30 unit development in Indian Queens. Cornwall Council also lost an appeal for a 20 unit departure site (cross subsidy) and a further ten housing units on small sites have also been granted consent. It can therefore be approximated that there are over 200 housing units with planning consent or presently under construction, of which over 60 would be affordable (discounted sales) if built.</p> <p>A further application for a departure site for 23 properties has recently been submitted, while an RSL is considering a departure site for 15 units.</p> <p><b>B. Other comments about past development and community infrastructure</b></p>								

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					<p>As well as the housing, a large industrial estate has been constructed in Indian Queens, which has been welcomed by local people, while the Kingsley Village complex in Fraddon has also been built.</p> <p>It is the view of the Parish Council however that the community benefits that have been generated from the housing have not been adequate.</p> <p>The growth in housing means that Indian Queens School has less places allocated for its next four annual intakes, than children of the relevant ages already living in the area. Only now is Cornwall Council starting to address this chronic shortfall and, as noted above, there are still over 200 houses still to be built which will undoubtedly generate more children.</p> <p>There have been no meaningful improvements carried out to the road infrastructure within the villages</p>								



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					<p><b>C. A breathing space for St Enoder Parish</b></p> <p>It is the view of St Enoder Parish Council that our area is allowed a breathing space from large-scale housing development for the foreseeable future.</p> <p>There is a considerable amount of consented housing which still has to be built, much of it affordable, and we believe this basic fact underpins our call for development to be slowed.</p> <p>It is also our view that this position should be embedded within the Core Strategy and the relevant associated documents within the Local Development Framework, including a locality or framework plan for St Enoder Parish, which we look forward to producing in partnership with Cornwall Council.</p>								
D J Pollard		Yes	What about original clay section 52 agreements for this area? Why houses cheap houses to	Cornwall Towns / High	I have no problem with 'eco houses' but is this just an excuse to get planning. Another	N/A	N/A	Yes	Has stated, some houses certainly, but not at true cost to real	Re below: G: Didn't china clay land have section 52 agreements? What about	A B C	No	Broadly speaking, the original china clay working planning permissions did

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			help a share holder outside Britain. leave room for future clay use, to help GDP growth long term somewhere.		future clay firm might want to dig clay, then real jobs, real money, real tax, real GDP growth.				clay jobs.	reinstating some back, is this just a cheap way out. Build rather than reinstate. 'H' for the future should also apply.	D E G H		not have section 52 agreements. Most of the china clay working areas were covered by planning permissions which were originally subject to few, if any, planning conditions. Following the Environment Act 1995, Review of Mineral Planning Permissions they have been subjected to updated planning conditions retrospectively. These conditions include a requirement to reclaim the sites on completion of working, or in a phased fashion before completion of working. The china clay companies are submitting, in a progressive fashion, reclamation schemes for the different working areas, which should be implemented, in cases where they are not superseded by alternative development. Current planning policy makes provision for "safeguarding" important mineral

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													deposits from sterilisation by other development. This matter will be taken into account in determining planning applications in areas believed to contain china clay reserves and other relevant areas in the St Austell China Clay Mineral Consultation Area.
Eco-Bos	c/o Terence O'Rourke Ltd	Yes	The priorities identified for the China Clay Area (page 33), are supported. Particularly the need to support the regeneration of villages and the local economy, manage the delivery of the Eco-Communities and their impacts, and enable the delivery of new community infrastructure, whilst conserving and enhancing, through the use of appropriate mitigation measures, important heritage assets and nature conservation interest. A net gain in biodiversity could be achieved in the China Clay Area through a range of opportunities for habitat re-creation	Economy Led / High	Eco-Bos strongly supports Option 3 (Economy-led distribution) with a preference towards the higher growth option, although in this specific scenario the medium and low growth options may also be appropriate, provided they could provide sufficient housing growth to support new economic growth and ensure delivery of the proposed Eco-Communities in support of the Council's Regeneration Plan, which aims to achieve transformational change in the China Clay Area.  Option 1 (Cornwall towns) is strongly rejected. Option 2 (dispersed distribution) could					Eco-Bos supports the key principles outlined in question CC5, which form the basis  of the Council's Regeneration Plan.	A B C D E F G H I	Yes	Comments noted and will be taken into account in formulating the Core Strategy.  It is intended to incorporate aspects from the Regeneration Plan into the Core Strategy.

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			<p>and management to support a wide range of species.</p> <p>An additional priority could be added relating to making the most productive use of the former china clay workings and areas of previously developed land so that this reflects a key principle within the Council's Regeneration Plan for the St Austell China Clay Area.</p> <p>The identification of the five Eco-Communities located across three CNA) as potential opportunities for growth (on page 34) is supported, although this text could also make reference to the potential offered by redundant former china clay working sites for a range of new uses.</p>		not be supported unless the Council were to adopt the high growth option and further increase housing provision to accommodate the proposed Eco-Communities, as part of its future review. This could be done by means of a specific targeted response to ensure the regeneration initiative of the St Austell Clay Area has sufficient growth allocation to succeed.								
Gary Staddon	Mineral Planning and Services Surveyor  Imerys Minerals	Yes		Economy Led / High							A B C D E F G	No	Noted



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Ian Williams	Cornish Social and Economic Research Group	No	<p>Develop a local transport plan that restricts car use and promotes alternatives within the town. Upgrade public transport links to other settlements.</p> <p>Maintain and respect the environment of the area, accepting the need to include all elements rather than focusing on protecting certain landscape and other designations.</p> <p>Plan for housing development to meet local need, not for unsustainable growth.</p> <p>Maintain and enhance local shops, facilities and services, with the aim of providing for the local community.</p> <p>Support and develop an ICT infrastructure so that households, businesses and others can carry out more activities on line, hence reducing travel.</p>		'Steady-state' dispersed.							No	<p>The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement issues are the same between each CNA, thus losing the local dimension to the priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the next stage of the Core strategy when we begin to consider which policies will be needed in implementing the strategy. Policies should include the natural environment, the economy, affordable housing etc.</p>

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			Support the needs of communities in the rural hinterland through appropriate local needs development and the maintenance of community facilities.  Promote better quality jobs to create a more balanced economy.										
J Burdon	Clerk Roche Parish Council			Dispersed									Choice noted and will be considered in developing the Preferred Approach.
J Christie			Equal consideration should be given to social, economic and environmental issues.  Add 'Ensure location, scale and design of new development minimises impact on the environmental goods and services (including wider catchment area). Ensure development includes adequate measures for environmental protection, enhancement, mitigation and compensation'.  Amend Issue 4 to read 'Enable the delivery of		None of the 9 options work best for the area as the scale for each is too high to deliver sustainable development. Should the number of proposed dwellings be reduced then the preferred option would be either the Cornwall Towns or Economy led option depending on the environmental features of specific sites.					Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental goods and services.		No	The additional issues you raise are important but are generic to the whole of Cornwall and will be covered elsewhere

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			sustainable community infrastructure including new facilities and transport										
Ken Holden	Parish Clerk St Dennis Parish Council			Cornwall Towns	<p>Option 1 is my favoured option for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Shops, services and facilities are already substantially in place.</li> <li>2. Major development focussed on the main towns in the County would be better placed to support improvements to the main road network.</li> <li>3. More dwellings focussed around the main towns would keep the distances travelled to work etc to a minimum.</li> <li>4. The figure of 25% of future development being spread over areas of the County excluding the main towns would be more appropriate to the level of demand for housing in areas of comparatively small populations.</li> <li>5. Option 1 would help to preserve the</li> </ol>					<p>The Planning Committee of St Dennis Parish Council has considered 'The Cornwall Core Strategy-Options Consultation Paper' and the 'Area Based Discussion Paper for the China Clay Area'.</p> <p>The Planning Committee Members who have delegated power to act for the Parish Council in planning matters has expressed the following general view.</p> <p>4 members of the Committee were in favour of Option 1 under which the majority (75%) of future major development would be focused around the main urban areas (i.e. towns) of the County.</p> <p>2 members of the Committee voted in favour of Option 2 'the</p>		Views noted and will be taken into account in preparing the Core Strategy.	

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					<p>character of the villages which is extremely important for Cornwall as a County. Urbanisation of the villages would not help the tourist industry.</p> <p>6. The main road and transport services to the main towns are generally good but there is a need to improve the transport services between the villages particularly in area where services may be shared.</p> <p>7. In my view future development of the County should be driven by concentrating most new housing and major employment and services in the main towns. This would mean that the villages which are an important part of the County's heritage should not be changed by large developments.</p> <p>8. Developments in the villages should be restricted by development envelopes and be of a small scale, affordable and commensurate with the level of demand from local people.</p>					Dispersed Distribution Option'.			
Linda	Deputy Clerk	Yes	No other issues	Dispersed /	A dispersed	Yes - by St	Yes - St	Yes - all	Yes - A better	Yes - as reported	G	No	Comments noted

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Ranger	St Stephen in Brannel Parish Council			High	distribution pattern would encourage even growth throughout Cornwall.	Austell Town, Newquay and Truro	Stephen.	the villages within the Parish of St Stephen in Brannel.	transport network would encourage a better diversity of working practices.	in our response to the Draft St Austell, St Blazey and China Clay Area Regeneration Plan Consultation, there is the consensus that there has been a plethora of affordable housing in the St Stephen in Brannel Parish area and there is evidence that the China Clay CNA only requires 70 per annum.	H I  A. No. There is uncertainty in the development of the ECO town plans. The villages are not being developed in the same way as the major towns because they seem to get more affordable housing and little market value provision. This means that the transport infrastructure is not supported; and that the networks are not developed and are insufficient in many areas.  B. Often design is sacrificed for the sake of affordability. Environmental and efficiency standards must be raised.  C. As previously stated infrastructure to promote employment is not supplied with affordable housing. This needs to be strongly rectified.  D. Please consult with the Parishes for Parish Plans. St		and will be taken into account in formulating the Core Strategy.

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											<p>Stephen in Brannel has had more than its share of local affordable housing.</p> <p>E. Transport infrastructure is insufficient in many villages, if it can't be achieved now it must be promoted to be provided in the future. It is not realistic to have real time bus shelters if the busses do not run. They need more subsidies. They also need to be affordable. The roads need upgrading and car sharing should be encouraged perhaps with a fuel subsidy.</p> <p>F. More finance will be needed to achieve this aim, and this also needs more work.</p> <p>G. Yes. This area should be developed for recreational use and if possible for employment.</p> <p>H. Yes. However, we have no control over IMERYS. Consultation should take place to ensure past mineral workings are returned to their previous</p>		

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											state. I. Yes. However, there is the problem with public transport.		
Richard Ward	Planning Development Manager  Campaign to Protect Rural England (CPRE)		Page 32, Key Features – CPRE Cornwall would argue that of all the CNA's this is one that makes the least sense in that not to include St Austell is both confusing and illogical.  Pages 32 and 33, Local Spatial Priorities, Issue3 – Reference is made to the eco-villages, CPRE Cornwall would remind Cornwall Council that the eco-villages proposal came about not through the normal planning route. The principle of development has not been tested and agreed and CPRE Cornwall will argue strongly against the development of the scale proposed. Therefore no reference should be made to the eco-villages proposal per-se but to development of an appropriate type and scale. In addition reference needs to be made	Low	CPRE Cornwall favours the low housing growth options combined with a mix of distributions based on CPRE Cornwall's response to the main Core Strategy. The area simply cannot accommodate further housing development until urgently needed support infrastructure is delivered. Therefore future housing must be very modest in scale, not of the scale proposed under the eco-villages proposal and clearly linked to quality jobs and essential infrastructure.  Please see attached letter for further detail.						How can the Regeneration Plan be developed until the Core Strategy and the answers to this consultation and engagement process are known? There is a real danger that the text of the paper at this point and action of the Council/LPA might suggest the decision is already made. What are the parameters for the Plan work? CPRE Cornwall supports the preparation of a Plan once the Core Strategy has been adopted and only then with a clear role for the local community and full community engagement in the evolution and implementation of the regeneration plan. In addition CPRE Cornwall suggest that item A in the question is amended to state that development is also of a scale to reflect the character and nature of the area and its	Yes	The Community Network Areas have been pre-determined by Cornwall Council.  Whilst it is correct that in development plan terms the Eco-town has not been adopted, it is still considered that taking into account the momentum of the proposal its potential needs to be explored.  An Infrastructure Delivery Plan will identify what infrastructure is required to enable development proposed in the Core Strategy to progress. This infrastructure encompasses physical, social and environmental infrastructure (utility services, transport, schools, open space, police etc).  The Regeneration plan was prepared to act as an interim document

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			<p>to jobs led redevelopment.</p> <p>Page 33, Opportunities and Growth, First bullet point – Reference is made to the eco-villages, CPRE Cornwall would remind Cornwall Council that the eco-villages proposal came about not through the normal planning route. The principle of development has not been tested and agreed and CPRE Cornwall will argue strongly against the development of the scale proposed. Therefore no reference should be made to the eco-villages proposal per-se but to development of an appropriate type and scale.</p>								environmental capacity.		to deal with applications that are expected to come in before the Core Strategy is adopted.