

St Austell CNA

Events: Community Network Areas Core Strategy Area Based Discussion Paper

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David Lobban	PCL Planning		We do not believe that St. Blazey should be properly identified with Fowey and Lostwithiel as set out in 1.16 of the document. It is clear, based on previous Planning Inspectors' Decisions (Restormel Core Strategy) and the Cornwall Structure Plan, that St. Austell, Par and St. Blazey are functionally a single area, therefore any split with St. Blazey is artificial and will not aid the proper planning of the area.									No	The split reflects the already agreed Community Network Areas – the functional relationship between St Austell and St Blazey is acknowledged however.
David Pooley	Clerk St Austell Town Council			Economy Led / Medium	Growth In terms for the options for housing growth, it was felt that in view of the number of holiday and empty homes that it was not possible to justify the highest development option, option C. It was felt that on balance option B (48,000 new homes in Cornwall over					The existing Community Networks are not suitable areas for planning purposes. It would be more sensible to plan on a larger area including the clay country Par and St Blazey in order to better reflect the true catchment area of St Austell. The Council supports the key principles set out in question AU5. There was significant support for all of these	A B C D E F G H I	No	Comments noted and will be considered in developing the Preferred Approach. C.N.A. are convenient and have been already adopted for other purposes, but they do not preclude consideration of functional issues across broader areas Page 87

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					<p>the next 20 years) was the preferred option.</p> <p>Distribution -</p> <p>On balance, the third option, economy led distribution, would be the Council's preferred method of distribution. However, it is believed that there is a case for combining this with elements of the disbursed distribution to ensure additional small scale development in many of the inland clay villages to help regenerate and maintain the sustainability of those villages. With modern working practices and more home working in rural areas and a need to maintain the heart and soul of villages, it is felt that this would help preserve and regenerate those villages in</p>					<p>measures although there were some differences of opinion with regard to the meaning of principle (e). Further explanation of the implications of these targets would be of assistance.</p> <p>Generally, it was felt that significant investment in infrastructure was required and developments needed to take this into account. Transport needs and traffic congestion were issues raised by a number of Members. In particular, it was felt that improved road links to the A30 were critical to the future economic prosperity of the St Austell area. There was support for park and ride, cable car, rail and road improvements.</p> <p>Some points of detail with regard to the Core Strategy area based discussion paper were:</p> <p>Page 87</p> <p>The list of parishes needs to include Carlyon, Pentewan</p>			<p>List of parishes – This is noted and will be amended.</p> <p>Eden – will amend text to 'employs approx 400 core staff and another 200 seasonal employees alongside 150 volunteers' (as per Eden website)</p> <p>Page 89 – 'Should' was used rather than 'will' as the eco-town is not a certainty at this stage and we didn't want to give any impression that it was. This can be updated as the situation progresses.</p>

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					a sustainable manner.					<p>Valley and St Austell Bay as well as those listed.</p> <p>Page 87</p> <p>It is believed that the Eden project now employs around 700 staff not 400 as shown.</p> <p>Page 89</p> <p>It says that the Eco Community should provide the opportunity to create new employment and retail developments. It was felt that the word “should” was a bit weak in this context.</p> <p>In determining the development areas in more detail it was felt that it was important that Cornwall Council took into account the Eco Town proposals and the potential to develop brownfield sites.</p>			
Eco-Bos	c/o Terence O'Rourke Ltd	Yes	The priorities identified for the St Austell CNA (page 87), are supported. Those relating to the location of significant growth and the Eco-Communities, and the need to deliver affordable housing and regenerate the local economy and	Economy Led / High	Eco-Bos strongly supports Option 3 (Employment-led distribution), but with a preference for the high growth option as this would facilitate delivery of the Eco-					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	Yes	<p>Comments noted and will be taken into account in formulating the Core Strategy.</p> <p>Agree regeneration of former minerals workings is an important issue. Can be picked up</p>

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			<p>town centre are of particular importance. An additional priority could be added relating to making the most productive use of former china clay workings and previously developed land so that this more fully reflects key principles within the Council's emerging Regeneration Plan for the area.</p> <p>The Council's recognition that the Eco-Communities could provide around 5,000 new dwellings, close to St Austell, and create opportunities for new employment and retail developments is welcomed.</p>		Communities and is targeted at directing the majority of growth to the regeneration of St Austell and surrounding area.						G H I		by minerals policy development
Edward Heynes	Savills	Yes	The issues identified are acceptable however an additional issue is that a priority is to deliver a wide range of housing to meet the overall needs of the area. While affordable housing is referred to there is a need to provide suitable types of housing to meet a variety of needs. We also urge the Council to reconsider its position on the provision of eco-communities. There is clearly a desire for		St Austell is the key settlement within the CNA. We appreciate that the local environment surrounding the town comprises not only open countryside but also the clay mining areas. We understand that there is a need to consider how these areas should be regenerated (and that this is a matter that has been	St Austell is the focal point for the local community, rural communities and those communities situated around the clay mining areas in terms of the level of services, facilities and employment opportunities it provides. St Austell, operating as a "hub"						Yes	<p>Comments noted and will be taken into account in formulating the Core Strategy.</p> <p>Affordable housing delivery is a generic issue across Cornwall.</p>

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			<p>the Council to provide an eco-community in this location on the back of the previous Governments commitment to develop eco-towns. However the coalition Government has taken a different position on the provision of eco towns/communities. Whilst there is a strong commitment to providing sustainable patterns of development and to some extent eco-communities the funding available to ensure their delivery will be reduced and the Government is looking to see that Councils provide comfort on a number of aspects of delivery before funding becomes available. The Council must therefore be clear in its intentions and those of any developers (particularly from a viability perspective) who promote eco-communities before making any commitment to their provision. To rely on their provision would be unwise while there continues to be a debate about how they will be delivered.</p>		<p>considered for some time) but the focus for the Council must be upon the delivery of development particularly in light of recent statements made by Government in the budget regarding this matter and the need to ensure that sufficient amounts of growth in their areas are delivered. There is clearly a need to make sure there is sufficient housing to meet the needs of all aspects of the community and a high level of growth is appropriate given that St Austell has the ability to accommodate further development subject to infrastructure improvements.</p> <p>However the choice of sites to allow for this to occur must include those that are available to be delivered</p>								

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			There should be an additional issue which identifies St Austell as the focal point for growth in the area. St Austell should be given significant status as it is the principal town that serves the CNA and it has the ability to continue to offer a range of services and facilities to both the rural hinterland and beyond. Therefore an additional issue should be "Creating sustainable patterns of development by focussing growth on St Austell while at the same times providing development that meets the needs of the surrounding rural areas".		quickly and efficiently. These will include greenfield sites on the edge of the urban areas which are constraint free.								
Gary Staddon	Mineral Planning and Services Surveyor Imerys Minerals	Yes		Economy Led / High	However it is suggested that where possible some dispersion of this figure is accounted for elsewhere within the St Austell CNA and outlying villages such as those listed under Option 2 could accommodate some growth.						A B C D E F G H I	No	Comments noted and will be taken into account in formulating the Core Strategy.
Ian Williams	Cornish Social and Economic	No	Develop a local transport plan that		[The St Austell area should not							No	The area issues were developed

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	Research Group		<p>restricts car use and promotes alternatives within the town, including rail links. 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> <p>Support the needs of communities in the rural hinterland through appropriate local needs development and the maintenance of community facilities.</p> <p>Promote better</p>		<p>be the location for significant new growth]</p> <p>'Steady-state' dispersed.</p>								<p>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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			quality jobs to create a more balanced economy.										
J Christie			<p>Equal consideration should be given to social, economic and environmental issues.</p> <p>Issue 1 lacks clarity and needs rewording</p> <p>Amend Issue 4 to read 'Enable the delivery of sustainability community infrastructure including new facilities and transport'</p> <p>Add 'Ensure location, scale and design of new development minimises impact on the natural environment and ecosystem goods and services (including at coast and nearshore waters). Ensure development includes adequate measures for environmental protection, enhancement, mitigation and compensation'.</p>		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	<p>This comment has been repeated for all CNAs. Agree – the sustainability appraisal process makes sure all three aspects (social, environmental and economic) are considered.</p> <p>The issue of impact on the natural environment etc is not specific to this CNA, but is an important issue for the Core Strategy and will be treated in more detail in the 'Preferred Approach.'</p>
J D Oldford	Clerk Mevagissey Parish Council				Mevagissey believes there should have been a fourth option. The building of a new town close to the A30 and					In presenting three options for comment the document :- a) Over-simplifies the potential for Cornwall b) Proscribes the			Comments noted and will be considered in developing the Preferred Approach. We never anticipated a 'one

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Julie Larter	Clerk Pentewan Valley Parish Council									Pentewan Valley Parish Council hopes that Cornwall Council will take the common sense approach and involve the town and parish councils very early in the planning stage.			All Town and Parish Councils will be notified at each stage of the LDF. Please see our Statement of Community Involvement for full details.
Larry Budge	Clerk St Mewan Parish Council				We have many concerns about the document and the bias towards housing. Members were very concerned that the old planning system which has protected our countryside for many years seems to have 'gone out of the window' to meet the development and growth requirements of the government and Cornwall Council. If we are to protect the Cornwall we all love, and which the tourists want to visit, much more actual 'planning' has to go into the LDF. Providing additional housing prior to providing additional							Yes	Comments noted and will be taken into account in formulating the Core Strategy. The focus on housing numbers was to express future potential growth in understandable quanta –but as the document makes clear growth locations are intended to be for a mix of development and employment is considered a priority. Infrastructure needs are being carefully explored as part of the plan process and a Infrastructure Delivery Plan will be prepared

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					<p>employment is asking for trouble in what is already a deprived area in many respects. Without additional infrastructure and facilities, including road improvements, it is bound to exacerbate the problems that already exist.</p> <p>Please see individual Parish Councillor responses attached.</p>								
M Calder	The National Trust		The Trust supports prioritising conservation of the AONB, World Heritage Site and other heritage assets but this should be extended to protecting and enhancing the unspoilt character and appearance of the undeveloped coast.	Cornwall Towns	In principle the Trust favours the 'Cornwall Towns' distribution for the reasons set out earlier in this response. The Trust has concerns over the 'dispersed option' for growth, not just on climate factors, but as it is likely to have the most visual impact along the coast (SA, page 19), which should be accorded significant weight, given that it impacts on an important natural asset for this CNA. The							No	<p>Protection of the undeveloped coast will be issues across all Community Network Areas which contain them. They are therefore not listed specifically for this CNA, but this does not mean they will not be taken into account.</p> <p>Comments on distribution noted and will be taken into account in formulating the Core Strategy.</p>

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					undeveloped coast and the AONB, and that seems unlikely.								
Mark Harris	Barton Willmore		There should be an appropriate delivery of new community infrastructure and services to ensure that the needs of the existing / planned community are met.	Economy Led / High						The emerging Core Strategy should take onboard the comments we have made in relation to the Plan in terms of the identification of new sites and Mercian's emerging proposal for a commercial / residential led urban extension at Coyte Farm. For the reasons outlined in paragraph 20 above, we look forward to participating in the identification of this site for development at the next stage of the Core Strategy.		Yes	Comments noted and will be taken into account in formulating the Core Strategy. Infrastructure is a generic issue across Cornwall. Potential sites are being explored as part of the town framework and will be consulted on at the next stage.
Nicholas Thompson	Director Nathaniel Lichfield & Partners	Yes	please see covering letter [see covering letter for details of site owned by CEG] CEG considers that the identification of locations for new growth set out in issue 1 should be amended as follows (bold [changed to capitals] text denotes suggested additions): "Issue 1 - consider the potential significant growth -		CEG considers that the 'Economy Led Distribution' (option 3) is the most appropriate option given recent Government policy which promotes growth and emphasises the importance of private sector investment. This will enable the benefits of regeneration, larger scale						CEG generally supports the principles (at AU5) set out for proposals within the communities of the St Austell, China Clay and St Blazey area, however, the following specific comments are made. It is considered unduly onerous to identify and define "broad community support". Accordingly, we	Yes	Comments noted and will be taken into account in formulating the Core Strategy. Potential sites are being explored as part of the town framework and will be consulted on at the next stage. Disagree with requested change to Issue 1 –not considered a key factor in regards identifying sites for development

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			<p>identification of locations, including eco-communities AND POTENTIAL TO LINK COASTAL LOCATIONS WITH EXISTING CENTRES TO CREATE SUCCESSFUL 'DESTINATIONS'."</p> <p>CEG considers than an additional priority should be added which seeks to:</p> <p>"Expand and enhance tourism provision within the St Austell area."</p>		<p>innovation and developments such as the 'eco-communities' and the Carlyon Bay development to be realised.</p> <p>In relation to question AU2 we do not have a specific view on the scale but trust the Council will determine the number on the basis of sound evidence. Furthermore, whichever 'level' is selected, the Council should positively consider appropriate housing proposals that contribute towards the objective to regenerate St Austell.</p> <p>As identified in our comments in relation to the issues that should be prioritised, CEG emphasises the importance of expanding and enhancing tourism within the St Austell area and considers that it should be a key</p>						<p>suggest the following wording ensures community involvement.</p> <p>"Proposals [new text in caps] SHOULD BE DEVELOPED IN CONSULTATION WITH LOCAL COMMUNITIES [some text deleted] and AS APPROPRIATE meet the challenge of the following key principles."</p> <p>In relation to principle 'B' CEG suggests that the wording is altered so that it reads:</p> <p>"B. Achieve [some text deleted] HIGH environmental standards and quality of design."</p> <p>Whilst requiring the 'highest' standards is a laudable aim, this can result in setting unattainable objectives for developments and/or significant delays whilst various parties debate whether</p>		<p>Issue 3 could include tourism development.</p> <p>Responses on the Regeneration Plan will be passed to the appropriate officers.</p>

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					part of the proposals within the Core Strategy area based policies for St Austell.						the 'highest' level has been reached. Therefore, requiring 'high' still indicates the importance that the Council attaches to such matters and the approach that will be expected by developers. Principle C seeks to promote economic growth and identifies that housing must deliver access to a minimum		
Richard Ward	Planning Development Manager Campaign to Protect Rural England (CPRE)		Page 87, Key Features, facilities – Mention should be made that there is a general deficit of facilities in the town. Page 88, Background Map – CPRE Cornwall is not at all convinced by the boundary of the CNA. It appears to include too much of the area to the south and insufficient of the parishes to the west and north Page 88, Local Spatial Priorities, Issue 1 – The principle of the eco-villages has yet to be agreed in terms of the Development Plan along with the scale of	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. St Austell itself simply cannot continue to grow as it has in the past and there is an urgent need for support infrastructure to catch up with the past housing growth. Therefore future housing must be clearly linked to quality jobs and					St Austell, China Clay and St Blazey Regeneration Plan, Question AU5 - 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		Yes	C.N.A. areas are pre determined. 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

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			<p>development. The wording is therefore too restrictive and incorrect. The specific problems of infrastructure deficit in St Austell places a major restriction on future development</p> <p>Page 89, Opportunities and Growth, bullet points one and two – see paragraph 68 above. The principle and scale of any eco-villages development has yet to be agreed and approved in terms of the development plan. 5,000 are too many houses for the area. The specific problem of the significant deficit of infrastructure in St Austell places a restriction on future development.</p>		<p>essential infrastructure.</p> <p>Please see attached letter for further detail.</p>					<p>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 environmental capacity.</p>			<p>physical, social and environmental infrastructure (utility services, transport, schools, open space, police etc).</p>
The Garden Centre Group	c/o Gregory Gray Associates				<p>In response to Option 3 Economy Led Distribution, we agree with the following:</p> <ul style="list-style-type: none"> the locations identified by Option 3, including Hayle and St Austell, are key employment areas as well as areas where there is a high marked demand for housing; 							Yes	<p>Comments noted and will be taken into account in formulating the Core Strategy.</p> <p>Potential sites will be identified for consultation as a result of the town framework work.</p>

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					<p>However we consider that it is important to allow for development to be located in areas outside the existing key employment areas, particularly to enable the development of appropriate brownfield sites within locations that are close to, but outside, existing towns such as Hayle and St Austell.</p> <p>Option 4: Suggested alternative distribution option</p> <p>We suggest an alternative distribution approach for development up to 2030, as follows:</p> <p>The proposed pattern of growth that is adopted by the Core Strategy needs to provide sufficient flexibility to support the development of appropriate brownfield sites that are located</p>								

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					<p>outside but close to Cornwall's main urban areas, including the areas surrounding Hayle (Lelant) and St Austell (Par/ St Blaise). This approach would enable new development to benefit from the existing and proposed services, facilities and infrastructure that are available within these settlements.</p> <p>For example, my client's landholdings are brownfield sites that considered to be appropriate locations for sustainable development:</p> <ul style="list-style-type: none"> • Site A (Lelant Wyevale) is unallocated within the Penwith District Local Plan (adopted in February 2004). It is located to the south of Lelant, close to the main town of Hayle. 								

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					<p>development in these locations could physically benefit the local environment.</p> <p>As a result of the brownfield status of both these sites and their proximity to the services, facilities and infrastructure that are available within the nearby centres at Hayle/ St Austell, development for housing in these locations would accord with national planning policy objectives set out within PPS1 and PPS3 to secure sustainable development through the more efficient use of brownfield land. The development of my client's landholdings for housing would reduce pressure for development to take place on greenfield land within the Plan period.</p> <p>In summary, the Core</p>								

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					<p>Strategy needs to ensure that the development of brownfield sites takes place in preference to the development of greenfield sites in accordance with PPS1 and PPS3. Therefore the growth distribution approach that is adopted within the Core Strategy should contain sufficient flexibility to support the principle of the redevelopment of appropriate brownfield sites for housing where they are located outside but within close proximity to existing centres, such as those surrounding Hayle (Lelant) and St Austell (Par/ St Blaise).</p> <p>Site B - St Austell Garden Centre, Par Moor Road, St Austell PL24 2SQ</p> <p>The site is approximately 2.02 hectares.</p>								

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					<p>It is currently occupied by the St Austell Garden Centre. The site is located on Par Moor Road, Par. A site location plan is enclosed.</p> <p>The main buildings on site comprise of steel A frame with recently added timber framed buildings. There are Polly tunnels located to the rear. The total floorspace comprises 4,943 sq metres and there are 47 car parking spaces on site, provided on a large area of hard surfacing.</p> <p>The brownfield site is unallocated that lies within the open countryside being located outside the Par and St Blaise "Development Envelope" identified by Restormel Borough Council Local Plan (adopted October 2001). The site is located close to</p>								

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					the main town of St Austell.								
Wain Homes	c/o Emery Planning Partnership	Yes	<p>We agree that the 6 issues identified should be prioritised as the Core Strategy evolves.</p> <p>However it is clear that St Austell must grow and to do this the only option available is for greenfield urban extensions to the town. This should be made explicit in Issue 1, as the choice between greenfield urban extensions and the Eco-community is not an either or scenario. There is recognition in the background papers that one or two strategic greenfield urban extensions will be required under any scenario and this should be set out in this section so local communities understand at the outset that St Austell will grow with or without the Eco-community.</p>	Economy Led / High	<p>Please see attached report</p> <p>As you will note from our representations in sections 2 and 3 above, and with reference to the recent Ministerial Statement, an economy led distribution (Option 3) is supported.</p> <p>However it is important to note that such a distribution must also take into account the status of settlements for the location of development. As St Austell is the key settlement in the area then it should be the focus for new development. This is recognised in the Settlements: Hierarchy and Settlement Categories background paper which identifies St Austell as a Category A settlement.</p>					<p>Clearly whatever growth/distribution option is finally adopted, St Austell will have to grow and greenfield land will be required. There is recognition in the background papers that this will require at least one or two large urban extension sites as the town has limited urban capacity and even in the lowest scenario (option 2 low) 1,800 new dwellings would be required.</p> <p>4.7 Whilst we recognise that the identification of strategic sites is to be dealt with in later stages of the Core Strategy, it is clear that St Austell can only grow in a northerly or westerly direction. Whilst there may be opportunities to the south, that area is constrained by various landscape and open space designations within the local plan. Therefore it is important that the core strategy identifies directions for growth and strategic sites which can deliver</p>		Yes	<p>Comments noted and will be taken into account in formulating the Core Strategy.</p> <p>Issue 1 does not imply that there is a distinction in greenfield terms.</p> <p>Potential sites are being explored as part of the town framework and will be consulted on at the next stage.</p>

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					<p>These are the strategically significant towns in Cornwall, and are the main employment and service centres for the County. This is a continuation of the policies in the development plan and the evidence base for the now abandoned Restormel Core Strategy and the draft RSS.</p> <p>4.3 We note the references to the Eco Communities within the text for this CNA; however meeting St Austell's housing and employment needs at such a location which is divorced from the urban area would not be a sustainable form of development. Our understanding from our meeting with the officers of the Council is that the 9 options for the housing requirement in</p>					<p>new housing for the town.</p> <p>4.8 Our client's specific strategic interest is the land to the north of the town centre and is known as the St Austell Northern Expansion. A location plan is enclosed as Appendix EPP3.</p> <p>This site was the subject of a public inquiry in December 2010 and at the time of writing the decision is imminent. The Statement of Common Ground for that appeal between the Council and our client confirmed that the site is well located to the town centre and is a sustainable location for development.</p> <p>4.9 We consider that the merits of the site go further and it is not just another greenfield urban extension on the edge of a large town which can be considered sustainable. It has excellent proximity to St Austell town centre, the rail and bus stations, Poltair School, Cornwall College and existing</p>			

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					<p>this CNA (page 90 of consultation document) does not include the potential delivery for the West Carclaze/Baal Pit Eco-community as that is accounted for in the China Clay CNA which has its own requirement (page 35 of consultation document). We support this distinction, although we have questions over the deliverability of the Eco-community and therefore the housing requirement for the St Austell CNA must be seen as a minimum and any non delivery of the Eco-community within certain monitoring periods must be addressed at St Austell. St Austell should not stagnate due to the non delivery of the Eco-community.</p> <p>4.4 Therefore</p>					<p>employment areas immediately to the north, east and south.</p> <p>For ease of reference the key distances are:</p> <p>Current bus service provision within the vicinity of the proposed development site is excellent, with numerous bus stops located along Treverbyn and Tregonissey Road situated within 400 metres walking distance.</p> <p>· The St Austell bus station and rail station are situated within 400m of the site's southern boundary. The rail station connects St Austell to Penzance, Truro, Plymouth, Exeter, Bristol and London.</p> <p>The town centre is located some 500m of the site's southern boundary. The northern boundary is some 2100m away. Therefore, the whole of the site is within a 25 minute walk of the town centre. This is one of the unique advantages of this site.</p>			

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					<p>we support the requirement of 6,600 dwellings which is the high option in Option 3. Our reasoning for pursuing the high option and Option 3 are set out in previous sections. The caveat we must place upon this is that this is based on the overall housing requirement being 57,000 and we have concerns on the validity of this figure as set out in Section 2 above.</p>					<p>Cornwall College and Poltair School are immediately adjacent to the site.</p> <p>Therefore the sustainability and locational advantages of this site with a new population within walking and cycling distance of these key facilities will assist with their vitality and viability, particularly the redeveloped town centre. The proposed improvements to the infrastructure would reinforce and improve the sustainability further. The employment land being provided would also accord with the Government's recent Planning for Growth agenda. For these reasons, there is a clear and strong planning benefit that would arise from the development of the site. It should therefore be identified as a direction of growth in the next stage of the Core Strategy.</p> <p>Question AU5</p>			

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										<p>Question AU5 relates to the wording in the St Austell, St Blazey and China Clay Area Regeneration Plan. That criteria based policy was the subject of a separate consultation and our representations to that document are set out in Appendix EPP4 of this report. We understand that the Council is to consider the outcome of that consultation in early May, therefore until any further changes are published our objections as set out remain.</p> <p>SEE APPENDICES INCLUDING SITE SUBMISSION</p>			