

St Blazey, Fowey & Lostwithiel 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.		We support the dispersed option for this area as we believe that both the needs of Fowey and Lostwithiel should be met in order to sustain the existing vibrant centre in Lostwithiel and maintain and support the tourist economy, but also meet local needs in Fowey.							No	Comments noted and will be taken into account in formulating the Core Strategy. C.N.A. boundaries have been pre determined and are used for convenience – the functional relationship between St Blazey and St Austell is noted
Eco-Bos	c/o Terence O'Rourke Ltd	Yes	The priorities identified for the St Austell CNA (page 94), are supported. Those relating to the location of significant growth and the Eco-Communities, and the need to deliver affordable housing and regenerate the		Eco-Bos believes that adoption of Option 2 (dispersed distribution), would be the most appropriate option in enabling the benefits associated with Eco-Communities to be distributed more widely to the benefit of the communities of St					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	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.

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			<p>local economy, and flood risk are of particular importance. An additional priority could be added relating to making the most productive use of previously developed land so that this more fully reflects key principles within the Council's emerging Regeneration Plan, which includes part of this CNA.</p> <p>Eco-Bos welcomes the recognition of the development potential of the redundant Par Docks site, which is being promoted as a location for a new Eco-Community, and would add that opportunities exist at this site for a mix of uses, including those that are marine-related, making best use of the waterfront potential.</p>		Blazey and Par, by taking advantage of the potential that exists at Par Docks, a large area of previously developed land.						I		
Gary Staddon	Mineral Planning and Services Surveyor Imerys Minerals	Yes		Dispersed / High	This number of dwellings could be accommodated within the Eco Town proposals for Par and other more dispersed						A B C D	No	Comments noted and will be taken into account in formulating the Core Strategy.

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					villages within the CNA.						E F G H I		
Gaynor Mamo	Clerk St Blaise Town Council	Yes	The area urgently needs economic development that would help alter the dormitory nature of current occupancy.	Economy Led / High		St Blaise is made up of small communities that have over time expanded so that physical boundaries have submerged. This continuing expansion threatens to eradicate boundaries between St Blaise and neighbouring towns. It is believed that the town is fast becoming a dormitory for St Austell and to a lesser extent Bodmin.		St Blaise and Par share many facilities and services.	We know of residents wants and needs for green spaces and we would like to see some form of greenbelt between St Blaise and other nearby urban areas.	Subject to planning approval, St Blaise will receive its share of future development. Currently there are 150 homes being built in Par Lane, the Carlyon Bay development spills into St Blaise and the Eco town has plans 500 homes at Par Docks.	A B C D E F G H I	No	Comments noted and will be taken into account in formulating the Core Strategy.
George Haywood	Vice Chair Luxulyan Parish Council		With respect to the 'potential priorities for the area' we would like to point out that having the Luxulyan Valley severely limits this parish providing significant development opportunities and, whilst we	Economy Led / Medium	As far as the 'distribution of new development' options, we are in favour of, and would support, an 'Economy Led Distribution' with a Medium growth.	- the key towns for our parish are St Austell and Bodmin as they provide shopping and employment opportunities.	- the area does not have any villages that are self contained in terms of facilities and services.	- the facilities in Luxulyan (church, post office/shop, pub) can and are to a limited extent, shared by Lanlivery, but there are not many opportunities in the parish for sharing as	- generally we are happy with the way these settlements work and would not change them.	I am responding to the Core Strategy Options Paper on behalf of Luxulyan Parish Council. We are generally in support of the document and would make the		No	Comments noted and will be taken into account in formulating the Core Strategy. The affordable housing 'backlog' figure comes from the Council's Housing Waiting List.

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			<p>suffered some localised flooding during the recent bad weather, flooding issues should be the number one priority particularly when you consider the problems encountered by St Blazey, Lostwithiel and Fowey.</p>					<p>facilities are few and far between.</p>		<p>following comments:</p> <p>You mention that 'the number of affordable houses needed each year for the next 10 years to meet the backlog is 60'. Where does this figure come from?</p> <p>Some information as to how this is measured, and will be monitored going forward, would be appreciated.</p> <p>- main comments regarding future development within the St Blazey, Fowey and Lostwithiel CNA are that extreme attention needs to be given to damage to the environment due to the predominance of low lying ground, facilities and services are already limited and, without adequate funding, are</p>			

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										likely to fall short of expectations and demands of an increased population.			
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</p>		'Steady-state' dispersed.					There is potential in this CNA to meet a proportion of housing need under the 'steady-state' scenario through the transfer of second homes into the residential market.		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</p>

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			<p>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 quality jobs to create a more balanced economy.</p> <p>Promote and develop the maritime sector.</p> <p>[Par harbour should be developed to increase maritime activity not for a marina]</p>										housing etc.
J Christie			<p>Equal consideration should be given to social, economic and environmental issues.</p> <p>Amend Issue 4 to read 'Enable the delivery of sustainable community</p>		<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</p>					<p>Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental goods and services.</p>		No	<p>Comments noted and will be taken into account in formulating the Core Strategy.</p> <p>The suggested new issues are generic ones for the whole of Cornwall that are picked up</p>

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			<p>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 wider catchment, coast and nearshore waters). Ensure development includes adequate measures for environmental protection, enhancement, mitigation and compensation’</p>		preferred option would be either the Cornwall Towns or Economy led option depending on the environmental features of specific sites.								elsewhere.
John Berryman	Fowey Town Council	Yes		Cornwall Towns / Low		yes	yes	yes			A B C D E F G I	No	Comments noted and will be taken into account in formulating the Core Strategy.
M Calder	The National Trust		The Trust supports prioritising conservation of the AONB, World Heritage Site and other heritage	Cornwall Towns	In principle the Trust favours the ‘Cornwall Towns’ distribution for the reasons set out earlier in this response. The							No	Comments on distribution noted and will be taken into account in formulating the Core Strategy.

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			assets but this should be extended to protecting and enhancing the unspoilt character and appearance of the undeveloped coast.		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 dispersed option will also have a negative effect on Tourism with the 'most potential to jeopardise the attractiveness of much of Cornwall's more rural and coastal communities' (SA, page 34), which should be accorded significant weight, given the importance of tourism to the economy of Cornwall (Tourism Issues Paper; 1.7) as well as to its 'social, cultural and environmental wellbeing' (Tourism Issues Paper; Summary 1.1). Evidence would be required to								The importance of the AONB will be a factor in determining the spatial strategy. 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.

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					demonstrate that Fowey has the landscape capacity to support the levels of growth that might be proposed under the 'dispersed distribution' option without unacceptably harming the character of the undeveloped coast and the AONB, and that seems unlikely.								
Richard Ward	Planning Development Manager Campaign to Protect Rural England (CPRE)			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. Please see attached letter for further detail.							Yes	Comments noted and will be taken into account in formulating the Core Strategy.
Shaun Pritchard	Tech Spec Environment Agency		Par and St Blazey represent the single greatest concentration of properties at risk of flooding to the 1% annual exceedance probability. Furthermore, significant coastal change to the beach and sand dune line, with recession of up to around									No	Noted. Flooding problems are identified as an issue. Comments sent to the Infrastructure Delivery Team for their observance also.

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			<p>100m in the next 100 years, is predicted by the Shoreline Management Plan. This will have implications for the dunes and caravan site.</p> <p>Regeneration provides a unique opportunity to mitigate the risk to the existing community and to deliver adaptation to future increases in flood risk due to climate change.</p> <p>The Catchment Flood Management Plan also highlights the need for increased rainfall and flood storage in the head waters of the Par River, both to control flooding in St Blazey, as well as at Luxulyan. This should be delivered as part of any Eco-town or other strategic growth in the area.</p> <p>Whilst Polkerris represents a very localised community, the</p>										

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			<p>Shoreline Management Plan highlights that it's key economic waterfront area is susceptible to coastal change. The plan should consider how to support the settlement's adaptation to climate change.</p> <p>We have previously made comments regarding regeneration in and around Par and St Blazey during the Restormel Borough Councils' Core Strategy Examination in Public. It was noted by the Inspector that flood risk represented a key constraint for sustainable growth. Regeneration in Par/St Blazey will require careful planning and management. The relocation of the existing townscape in part or in whole is an option the Council should look to consult on. Consultation regarding options</p>										

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			<p>to address the relocation of parts of the townscape should be initiated during this plan period.</p> <p>The Council is currently developing a forum to lead on its statutory duties under The Floods and Water Management Act 2010. The forum led by David Owens would be an ideal place to discuss flood risk based constraints in the context of spatial planning and develop a strategy that aims to deliver solutions for existing and developing communities being mindful of the changes to how we fund future flood defence infrastructure.</p>										
S Vincent	Clerk Tywardreath and Par Parish Council			Cornwall Towns / Low	<p>Option 1 is the most suitable and could incorporate the Eco-Towns.</p> <p>Option 2 would overrun Cornwall with concrete and development and completely ruin its rural character.</p>					<p>It is a mistaken idea that adding housing estates to town fringes makes them more viable - recent developments around St Austell are a case in point.</p> <p>Before more</p>			Comments noted and will be considered in developing the Preferred Approach.

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					<p>Option 3 appears to trigger the extensive growth Cornwall does not need.</p> <p>For Cornwall to maintain its unique character that attracts so many tourists there only needs to be low-level growth each year. Even at your proposed 'Low Level' the amount of housing development over the next 20 years is still extremely high.</p> <p>More use should be made of empty properties, infilling and brown field sites in the county.</p> <p>Changes to the planning law could provide much needed housing for local people if restrictions that limit most farmyard and barn conversions to holiday lets were lifted giving much needed homes especially in rural areas.</p> <p>Council tax on 2nd homes should be increased to be at least in line</p>					<p>houses and business opportunities are increased the dualling of the whole of the A30 must be a priority for the benefit of the Cornish residents, Cornish businesses and the tourist trade.</p> <p>Cornwall needs to grow but not at the expense of green belt land so development envelopes still need to be strictly enforced.</p>			

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					with permanent homes making them a less attractive proposition, especially to those who only use them 2 or 3 times a year.								