

St Blaise NP Workshops 11/12 and 19th May 2015
Summary of Main Discussion Points

Discussion Points – Affordable and Market Housing

- Discussed CLP policies re: affordable housing – this is likely to be the policy area taken forward.
- Affordable housing wanted (but market housing required to make this achievable). What ratio – take into account developer viewpoint and HCA grant implications.
- Also what size development requires affordable housing to be included[OC1]?
- A comment that the Town Council would want to see more than CNA housing allocation (what evidence, need to say why – would residents agree[OC2]?)
- North of A390 preferred development area (implied evidence for this as preferred location i.e. flood zone level, road access, low grade farm land on north side so not impinging on agricultural needs). Need to think about what challenge a landowner on south may put forward e.g. ‘why hasn’t my land been considered[OC3]?’).
- Should get Highways view on implications (on south and north of A390) in terms of access etc[OC4].
- Roy mentioned a Restormel Air Quality report (about 10years old) but may be useful re: pollution levels.
- Only land on south of A390 that group felt could accommodate development being Par Moor and The Mount – both with flood issues[OC5].
- A sequential test – rule out areas (thereby north A390 more desirable) – for development of any number (i.e. not infill). Plot size trigger flood risk assessment. Flood risk area 2 & 3 for some areas in south and thus rule out infill.
- Agreed, that it would be more appropriate to direct development rather than site allocation[OC6].
- Market housing need not evidenced, but will be part of package in order to gain affordable housing. Do not feel there is a need for a specific Market Housing policy.
- Group should also engage (or make attempts to) with landowners. May need to research who these are. One landowner has already been in touch with group – but this needs to be followed up[OC7].
- More likely to go forward with a policy shaping development, rather than allocating specific sites.

Discussion Points – Housing Design Standards

- Existing properties and modifications ‘material changes’ need to respond to flood risk
- New development has to mitigate against flood and implement procedures/actions that continue to be effective and take into account impact on other areas[OC8].
- Energy efficiency and other measures. No evidence from community concerning this and desire to include. Need to

remember that Buildings Regulations now addresses this. Also by increasing design measures to incorporate improved energy efficiency etc., property value likely to increase, and then affordability compromised. Policy area may be about encouraging/welcoming 'the highest practical standards' of energy efficiency within viability constraints[OC9].

- Garden and parking. Limited evidence about how community feels about this. Developer may look to provide parking within curtilage – Ocean see parking provision as part of design[OC10].
- Ocean Housing suggestion to talk to Housing Enabler (Affordable Housing officer).

Discussion Points – Eco-Community

- Eco-Community (rather than Eco-Town) is within Cornwall Local Plan – so strategic (and outside the St Blaise NP remit)
- St Blaise NP might want to respond to the plans.
- No definite date for when this development will happen – but as it is the Local Plan and as per response from Imerys it is still planned to go ahead within life time of CLP[OC11]
- Consider how this will impact re: flood; viability of St Blaise (business and in general); tourism ops, linkages etc. Should Par Docks Eco-Community be required to do assessment of impact on St Blaise.
- Policy could identify requirements for how the eco-community will bring about positive change for St Blaise.
- Continue to engage with John Hodkin (Imerys).

Discussion Points – Economic Development (Business Support and Town Centre/Heart or 'economic corridor).

- Geographically a 'town centre' not feasible, but interest in idea of an 'economic corridor' Par Docks (from Eco-Community proposed site), past Roundhouse, Co-op and then towards Football Club.
- This economic corridor could be 'heart' with economic/community mix.
- Potential for Eden Geo-thermal project as part of this regeneration?
- Roundhouse should also be at 'heart' of town (see below)
- Workspace briefly discussed, but no real key points at this stage.
- The 'corridor' on a flood plain – so unlikely to see business investment unless flood issues resolved.
- CDC undertaking work (with Helen Nicholson – CC) re: St Austell Bay investment plan due out next week (although may not be public). CDC looking at every project identified in area and the wider bay area and setting out if feasible, how funded etc. This will include economic and flood issues.

- Touched on impact of Market World and other planning applications in relation to 'Corridor' idea. Would area be able to sustain development in two separate areas?
- Should there be a policy for 'corridor' area that there is a presumption in favour of certain uses. Safeguarding what's there[OC12].
- Sequential testing implications.
- To encourage businesses need other facilities (mention of sports hall project).
- What is link between retail and leisure – or what should it be?

Discussion Points – Heritage

- Roundhouse Grade II* listed. Would like to see it as a living museum, utilised in terms of engineering/railway link. Roundhouse in private ownership and used.
- CRCC made the point that you cannot force sale (and in any case who could afford to buy it) and cannot force it to be used in a certain way by the owner.
- Jenny Moore investigating opportunity for 'compulsory purchase' with English Heritage and what options/ops there may be.
- Emphasised the policy angle (if one included) may be about safeguarding it – but separate to any project (that may or may not happen – viability/reality).
- What other heritage is valued etc. – mapping exercise to be undertaken by Jenny Moore and others[OC13].

Discussion Points – Flood Management

- Flood problems discussed at length, and future major event might tip over the current balance.
- EA scheme – overall cost for St Blazey/Par scheme £20m. EA flood defence grant about £13m, but still £7m short which would need to be brought in via other funding (LEP, community etc)
- LEPs treat NP as strategic docs so that could be a key to unlocking EU monies – particularly if linked to economic dev.
- EA Scheme not necessarily happening in one go – discrete projects and phasing.
- Need to have sight of CDC report to see how this influences the plans for St Blaise.
- Housing implications (see below – other)
- Flood problem at Brooks Corner/Par Lane.
- Flood/drainage probs exacerbated by certain planting – no control over what is planted in planning terms.
- After 2010 flooding EA identified projects but there have been problems implementing these (not necessarily EA driven).
- Discussion about potential for wetland. White House Farm (by garage) area with wetland/flood storage ops. No real discussions/project for this. May need to focus on 'what part of area do you want to regenerate' and can that be a focus.

- Implications of undertaking a flood risk scheme and not undertaking one – in years to come returning to flood plain. Need investment to achieve and investment to future proof.
- EA projects in their document might be a starting point for looking at policy areas.
- Discussion about tide-locking implications.
- Could Eco-Community deliver some of the elements?

Discussion Points – Other

- Bike trails etc as part of flood plan – (Jenny Moore suggested www.parbaybikehire.com useful to look at). Sustainable transport solution/linkages e.g. Camel trail type scheme? Connectivity to be discussed 19/5/15
- Housing – Comment that the impact of development should be less than if no development took place. EA (Howard Simpson) said this already covered in regs.
- Housing – discussed the potential for development north of A390 (following on from discussions at workshop on 11/5/15). EA (Howard) suggested that the plan for flood storage ops on this side should also be incorporated. Leaving open space between new development and the A390 to keep separate.
- JE asked if EA map enough to justify housing north of A390. Howard said he has more info that he could supply to back this up.

Notes:

- St Austell Bay Investment Plan could provide finer detail on some of the issues and inform the consultation process. Assess what is planned (and feasible) and what is an aspiration etc.
- Viability and feasibility. Shouldn't put thing in the NP that are not viable, although can have a projects list linked to these. So policies *may* strengthen the intentions of the projects (although care about how aspirational these are[OC14])
- Flood an important consideration in planning development.