

**Cornwall Local
Development Framework**
Framweyth Omblegya
Teythyek Kernow



Planning Future Cornwall

Growth Factors:
St Blazey, Fowey & Lostwithiel Network Area
Version 2

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Growth Factors – St Blazey, Fowey & Lostwithiel Community Network Area

This 'Profile' brings together a range of key facts about the St Blazey, Fowey & Lostwithiel Community Network Area that will act as an evidence base to help determine how much growth the area should accommodate over the next twenty years to maintain to enhance its viability and resilience. Please note that the strategic growth for the settlement of St Blazey/Par has been incorporated in the growth factors analysis for St Austell as they have been explored together as part of the preparation of the regeneration plan.

Each 'Profile' is split into three sections: Policy Objectives, Infrastructure & Environmental Considerations and Socio-Economic Considerations.

Summaries have been provided to indicate what the key facts might mean in terms of the need for growth – and symbols have been used as follows to give a quick overview:

↑	—	↓
Supports the case for future growth	No conclusion reached/ neutral factor/further evidence required	Suggests concern over future growth

St Blazey, Fowey & Lostwithiel Overview: The St Blazey, Fowey & Lostwithiel Community Network Area contains 11 parishes and a range of settlements. St Blazey/Par, Fowey and Lostwithiel are the key settlements within this area, and acts as the local service centres to the smaller settlements surrounding them. Larger villages in the area include Tywardreath and Luxulyan.

Most of the CNA is an area of 'conservative' farming landscapes, dominated by anciently enclosed land, medieval field systems, scattered settlements with just a few larger villages, and several large, old-established estates with houses and parks (Boconnoc, Menabilly, and Lanhydrock)¹.

Larger historic settlements are concentrated in the Fowey Valley, such as Fowey, Polruan, Golant, St Sampson, and Lostwithiel, and form a concentration of medieval settlements. These include the urban townscapes of both Fowey and Lostwithiel. As a major route into the hinterland of Cornwall, and as major barrier to be crossed by east-west communication routes, the Fowey valley has outstanding range of historic sites along a continuous time-range. Hill forts (Castle Dore), rare Roman sites (Uzella by Restormel), mediaeval sites (Restormel castle, Lostwithiel); Civil War battle sites (Braddock, Lostwithiel), bridges, gentry estates and so on¹.

In contrast, the Par-Tywardreath area appears to be an urban sprawl, but still contains important historic sites -Tywardreath priory, the old core of St Blazey etc - and outstanding industrial heritage. The archaeology and built remains of transport - roads, bridges, railways, viaducts, tramways, leats, and harbours is of great significance in this CNA. Luxulyan valley should be seen as starting at Par, running into the higher ground above Luxulyan, a unique integration of industrial heritage and green spaces¹.

The coastal zone is not by and large very accessible, because of marshes, cliffs and landed estates (Menabilly) - there are few landing places on the open coast (Polkerris) and most activity is along the estuarine quays and harbours¹.

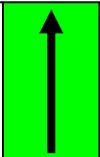
The following section outlines key facts about the St Blazey, Fowey & Lostwithiel area, and provides the background information that has been used to produce the overall conclusions on what factors could promote or inhibit additional growth in the area.

¹ Cornwall Council (2011) St Blazey, Fowey & Lostwithiel Historic Environment Data Sheet - <http://www.cornwall.gov.uk/default.aspx?page=32828>

Section 1: Policy Objectives: this section identifies how the St Blazey, Fowey & Lostwithiel area can contribute towards achieving the key strategic ambitions for Cornwall as set out in Future Cornwall². In terms of the spatial strategy required to accomplish this, development is necessary to meet the needs of Cornwall’s communities for homes, jobs and access to our daily needs in a way that can improve our health. The role of the Cornwall Local Plan: Strategic Policies³ document is to manage change and development pressures to enable and facilitate Cornwall’s wider objectives.

Housing Need: Key Facts

- There were 8,784 dwellings in the St Blazey, Fowey & Lostwithiel area in 2011⁴ and of these - 7,845 (89.3%) had at least one resident compared to the Cornwall average of 89%.
- The number of additional households⁵ created by population growth outside of St Blazey/Par could be around 350 in the next twenty years if trends experienced up to 2008 continue as they have done. Many of these additional households will require new homes to be delivered.
- 241 people on the Home Choice Housing Register⁶ (waiting list) that are classed as in housing need (Bands A-D) have identified this area as their preferred location (about 2.1% of the total). Another 270 people (Band E) have expressed a desire to live in the area and are also recorded in the Register.
- 60 affordable homes⁷ are required each year to meet need – 0.76% of households compared to 0.65% of households across Cornwall

Growth Factor	The number of new households in the area is forecast to grow by around 350 over the next twenty years, and many of these household will require additional homes to be built. In addition there is a need for about 600 additional affordable homes to be provided over the next ten years to accommodate those already in housing need.	
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Housing Supply: Key Facts

- 8,784⁸ dwellings in 2011 – 3.4% of Cornwall’s dwellings
- There has been a 19% increase in dwelling numbers^{8 9} (1991-2010 – average of 22.4% across Cornwall) equating to some 75 new dwellings per annum in the area.
- This area is proposed to accommodate up to 900 new dwellings (although this was revised down to 800 at a recent Full Council¹⁰ meeting). Information is available on land availability in the settlements within the area and this would suggest that there are potentially enough identified sites to accommodate the proposed growth. Part of the eco communities proposed site (Par Docks) falls within the St Blazey, Fowey & Lostwithiel Community Network Area which adds an additional 500 new dwellings. Past development rates of 62 new dwellings per annum (about 480 new dwellings in St Blazey/Par; about 275 in Fowey; about 255 in Lostwithiel and a further 120 plus in the rural area between 1991 and 2010) would suggest that this level of growth could be accommodated.

² Future Cornwall (2010) Community Strategy - <http://www.futurecornwall.org.uk/Default.aspx?page=5>

³ Cornwall Council (2013) Cornwall Local Plan: Strategic Policies Proposed Submission Version - <http://www.cornwall.gov.uk/default.aspx?page=22887>

⁴ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

⁵ Cornwall Council (2010) PopGroup population and household projections

⁶ Cornwall Council (2012) Home Choice Housing Register

⁷ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

⁸ Cornwall Council (2011) Dwelling numbers by Parish and CNA 1991-2010 - <http://www.cornwall.gov.uk/default.aspx?page=32791>

⁹ Cornwall Council (2012) Housing Land Availability

¹⁰ Cornwall Council (2013) Meeting 12th February 2013 - <https://democracy.cornwall.gov.uk/ielistDocuments.aspx?CId=584&MIId=4724&Ver=4>

Growth Factors – St Blazey, Fowey & Lostwithiel Community Network Area

- As at 31st March 2012 there were 31 dwellings under construction and 250 unimplemented planning permissions¹¹. 107 dwellings have been completed between 2010 and 2012. If the figure of 900 dwellings for the area is chosen, over two fifths (43%) of this figure is already accounted for. If the figure of 800 dwellings for the area is chosen, almost half of this figure is already accounted for.
- About 1.2% of dwellings were registered as empty properties¹² - Cornwall average 1.6% (2012) and 5% of properties were registered as second homes – Cornwall average 5.4%. These figures indicate that a low proportion of dwellings remain vacant, but that there is some competition between permanent and temporary residents.
- 30.7% of dwellings paying Council Tax in 2012 were occupied by one person in the area compared to the Cornwall average of 30.7%.
- Average household size in the St Blazey, Fowey & Lostwithiel area was estimated to be 2.25 in 2011¹³ compared to a Cornwall average of 2.27 indicating that there were less people per house than on average across Cornwall.

Growth Factor	The rate of new dwellings constructed in this area in recent times is at a similar level to the average across Cornwall, and this trend will need to continue to accommodate the additional population the area is predicted to grow by, including the eco community proposed site.	↑
	An amount of housing land may potentially be required across settlements in the area (up to 900 dwellings) and much of this has provisionally been identified across the area. Past development rates would suggest that the area could accommodate this level of growth.	↑
	If a growth figure of 900 is chosen for the area, just over 2 in 5 of the dwellings required have already been accounted for through existing completions and planning permissions. If a growth figure of 800 is chosen for the area, just over half of the dwellings required have already been accounted for.	↑
	There is a level of competition between permanent and temporary residents for accommodation in some parts of this area, and the growth figure chosen will need to accommodate this level of competition to ensure local residents can access suitable housing in certain locations.	↑

Economy and Regeneration¹⁴: Key Facts

- The St Blazey, Fowey & Lostwithiel area falls within the St Austell Travel to Work Area and as a result is in direct competition with other larger urban centres such as Bodmin, St Austell and Liskeard in terms of attracting employment opportunities and employees.
- The St Blazey, Fowey & Lostwithiel area produces about 2.7%¹⁵ of Cornwall's Gross Value Added figures.
- St Blazey, Fowey & Lostwithiel towns are not specifically mentioned in the recent Cornwall Employment Land Review so it is difficult to draw any conclusions from the evidence available.
- St Blazey/Par and Lostwithiel are on the A390 which links to the A38, Fowey is more remote from the strategic road network. All three settlements as a result have relatively poor transport links within and out of Cornwall.
- The Eden Project has seen the regeneration of a part of this area and has created at least 400 new jobs¹⁶. The proposed eco communities development could bring further benefits in terms of high quality modern workspace, and part of this proposal lies within the St Blazey, Fowey & Lostwithiel area.

¹¹ Cornwall Council (2012) Housing Land Availability

¹² Cornwall Council (2012) Council Tax

¹³ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

¹⁴ Nathaniel Lichfield & Partners (2010) Cornwall Employment Land Review - <http://www.cornwall.gov.uk/default.aspx?page=26986>

¹⁵ Cornwall Council (2011) Economic Development Intelligence Report (estimates)

¹⁶ Cornwall Council (2012) St Blazey, Fowey & Lostwithiel Place Based Paper - <http://www.cornwall.gov.uk/default.aspx?page=32828>

Growth Factors – St Blazey, Fowey & Lostwithiel Community Network Area

- A significant number of new jobs are intended to be created as part of the proposed eco communities development in a range of key employment sectors including environmental technologies such as renewable energy, sustainable tourism and sustainable construction.
- Regeneration schemes are proposed for the development of land adjacent to Middleway at St Blazey, the Fowey Marine Business Centre, etc¹⁷.
- In 2011¹⁸, 24.5% of those aged 16 plus in the St Blazey, Fowey & Lostwithiel area had no qualification compared to the Cornwall average of 22.4%. Of the remainder, 23.5% had level 4 and above qualifications in the area compared to 25% on average across Cornwall.

Growth Factor	This area is within the same Travel to Work Area as St Austell, Liskeard and Newquay, and has to compete with these other urban centres in terms of attracting high quality business and employment workers and employers. It appears to be struggling in comparison.	—
	The St Blazey, Fowey & Lostwithiel area appears to be producing about 2.7% of Cornwall's GVA from about 3.7% of Cornwall's population, indicating that it is currently a relatively poor location for improving Cornwall's overall economic output.	—
	The development of the eco-community in the area is seen as a major economic driver for the area, and could improve the overall economic performance of the area.	↑
	Local skill levels are slightly more of an issue in this area when compared to the average across Cornwall.	—

Community Aspirations¹⁹: Key Facts

- Support new transformational growth including eco-communities sites that meet local needs, and making the best use of previously developed land.
- Enable the delivery of affordable housing.
- Support the regeneration of the local economy, to create new jobs and a better balance between housing and employment.
- Enable the delivery of community infrastructure including new facilities and transport.
- Conserve the south coast AONB, World Heritage Site at Luxulyan Valley and other heritage assets.
- Consider flooding issues, particularly in St. Blazey Par, Lostwithiel and Fowey.

Research and consultation on the regeneration area have led to the identification of the Objectives listed below. The regeneration area also extends into the China Clay Community network Area and the St Blazey, Fowey and Lostwithiel Community Network Area:

- Deliver transformational regeneration of the area;
- Trail blaze high environmental building standards;
- Maximise the area's role in green technologies and supply chain to raise the quality of job opportunities and skills development;
- Deliver highway and sustainable transport infrastructure to relieve congestion and support delivery of regeneration – particularly the A391 link from St Austell to the A30 and improvements to the A390;
- Deliver improvements to flooding and drainage infrastructure;
- Deliver affordable housing, education, health and community facilities;
- Productively and positively reuse former china clay workings whilst safeguarding important mineral resources for extraction;

¹⁷ Cornwall Council (2012) Draft Infrastructure Needs Assessment Schedules - <http://www.futurecornwall.org.uk/default.aspx?page=354>

¹⁸ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

¹⁹ Cornwall Council (2012) St Blazey, Fowey & Lostwithiel Place Based Paper - <http://www.cornwall.gov.uk/default.aspx?page=32828>

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- Maximise the benefit of St Austell bay and the surrounding countryside by providing new and improved green spaces.

Growth Factor	Growth can support the regeneration of the area, particularly in relation to the proposed development of the eco communities and associated employment opportunities and community benefits.	↑
	Growth is required to enable the delivery of affordable housing, and as grant support reduces there will be a greater reliance on affordable homes being cross subsidised as part of larger open market developments. The number of affordable homes that can be provided will be related to the number of total homes developed. Higher growth aspirations are likely to deliver higher levels of affordable homes.	↑
	Access to community facilities and services is important and growth can maintain or enhance the viability of existing services.	↑
	Sustainable and affordable transport options will become increasingly important and growth can help maintain and enhance the viability of existing services and even enable the development of new services.	↑
	Growth can put pressure on the natural, built and heritage landscape, and should be carefully managed and mitigated against to keep the impact of development on the environment to a minimum.	—
	Growth may enable schemes to be developed that will help alleviate the problems of flooding in the area – they will not make the situation worse.	—

Section 2: Infrastructure and Environmental Considerations: this section aims to demonstrate the ability of the area to cope with additional development, and to identify where there are specific constraints that will need to be carefully managed or mitigated against.

Infrastructure²⁰: Key Facts

- Education – primary schools in the area are close to capacity in some settlements (e.g. Tywardreath) and have a significant amount of capacity in other settlements (e.g. Fowey and Lerryn).
- Capacity for secondary school places in the area can be accommodated in the short to medium term within existing provision although this position will need to be reviewed once more certainty on the scale and distribution of growth is achieved.
- A scheme is proposed to expand the Burrows Centre to enhance provision of post 16 education in the area.
- More work needs to be done to assess the capacity of existing utilities (i.e. water, sewage, electricity, gas) to meet proposed growth. Schemes are already proposed to enhance gas capacity works at St Blazey and to upgrade the sewage treatment works at Par Moor Road.
- St Blazey, Fowey & Lostwithiel settlements all have a good range of spaces available to residents including allotments, sports pitches, children's equipped play areas, informal green space and indoor sports facilities. Many of the settlements in the rural area include some small equipped play areas, informal green space and sports pitches. More work needs to be undertaken to assess the capacity of existing sports, green and open space, and the requirement for additional space to meet the levels of growth proposed.
- Healthcare – residents can access their main healthcare providers in St Blazey/Par (chemist, dentist and doctor) Fowey (chemist, dentist, doctor, optician and Community Hospital) and Lostwithiel (doctor, dentist and chemist). It is estimated that one additional doctor may be required in the St Blazey, Fowey & Lostwithiel area depending on the level of growth proposed.
- Crematoria and Cemeteries – crematoria capacity is sufficient to meet demand over the next twenty years whichever level of growth is proposed. There is concern locally about

²⁰ Cornwall Council (2012) Draft Infrastructure Needs Assessment Schedules - <http://www.futurecornwall.org.uk/default.aspx?page=354>

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the capacity of burial space, particularly at Fowey, and work is being undertaken to assess need²¹.

Growth Factor	St Blazey/Par, Fowey & Lostwithiel settlements residents have access to a wide range of infrastructure, and growth will help maintain or enhance these services and facilities.	↑
	Rural residents in the area have access to some infrastructure and additional growth may help maintain these services and facilities. Rural residents will always need to travel to other urban areas to access key services and facilities.	—
	New development in the area will require additional infrastructure to be delivered, and work is underway to understand the extent of this.	—

Transport Links & Accessibility: Key Facts

- St Blazey/Par and Lostwithiel link directly to the strategic road network (A38) via the A390 – Fowey is more remote from main roads. All three main settlements have relatively poor access within and out of Cornwall compared to some other areas. Other settlements in the area generally have access to the network via smaller roads.
- A new access road schemes has been proposed to Par Docks.
- Lostwithiel and Par are on the mainline rail service through Cornwall.
- St Blazey/Par, Fowey & Lostwithiel settlements all have a good travel to work bus service²² to St Austell – settlements in the rural area have limited bus services and many do not have access to a travel to work bus service, resulting in a high dependency on private transport.

Growth Factor	All settlements in the area are remote from the strategic road network and as a consequence have relatively poor access within and out of Cornwall.	—
	Public transport is an issue in the area, and many residents are reliant on private transport to access employment and other key services and facilities. Growth may exacerbate this problem and increase the use made of private transport, or it could improve the viability of public transport options and facilitate the provision of additional or more frequent bus services.	—

Environment: Key Facts

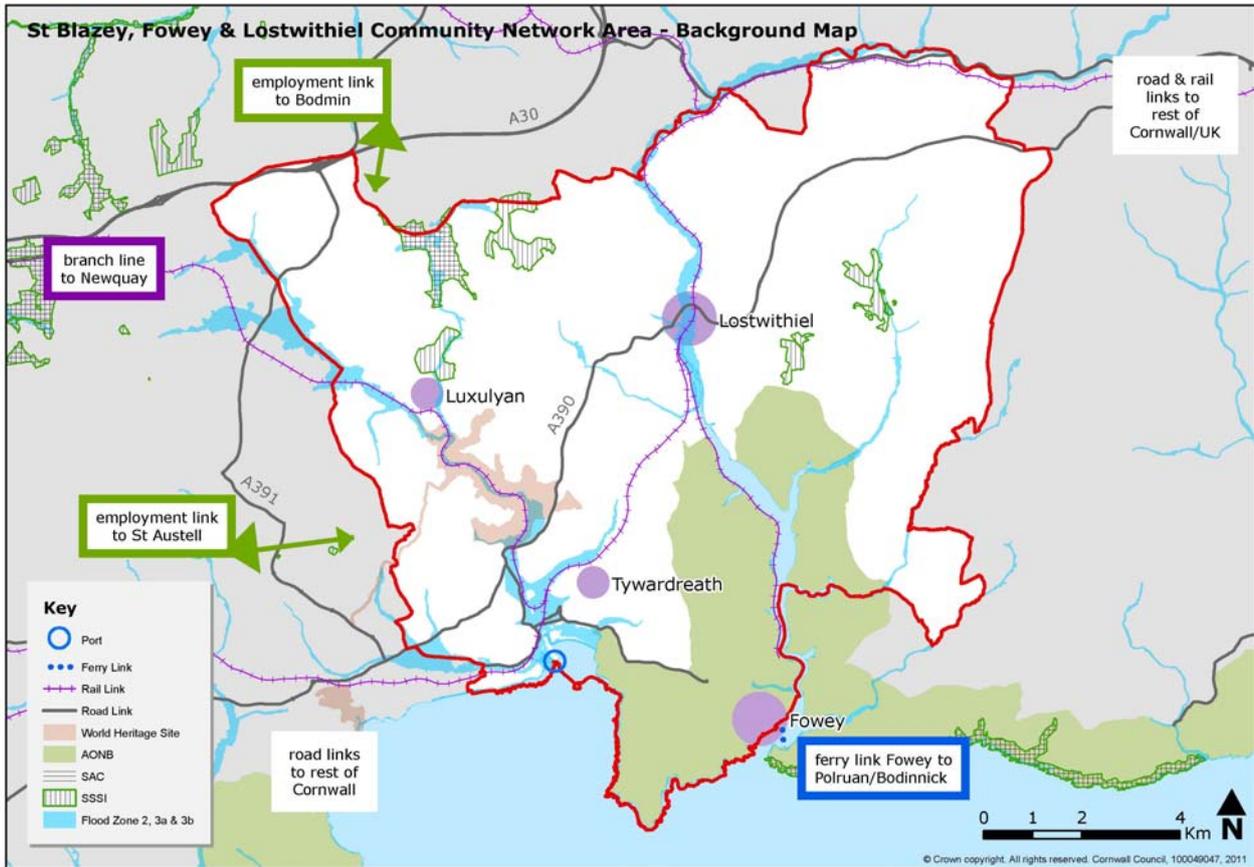
- A part of the St Blazey, Fowey & Lostwithiel area is designated as Areas of Outstanding Natural Beauty and part of Cornwall's World Heritage Site also falls within this area²³.
- Important landscape designations and flood zones in the area are identified on the map below:

²¹ Cornwall Council (2012) draft Town Framework Plans – <http://www.cornwall.gov.uk/default.aspx?page=32828>

²² Cornwall Council (2011) Passenger Transport - <http://www.cornwall.gov.uk/default.aspx?page=4476>

²³ Cornwall Council (2011) Geographic Information System

Growth Factors – St Blazey, Fowey & Lostwithiel Community Network Area



- The St Blazey, Fowey & Lostwithiel area is divided into four landscape type areas²⁴.
- Flood Risk & Mitigation – work needs to be undertaken to understand these issues in the St Blazey, Fowey & Lostwithiel area. Proposed are schemes at St Blazey/Par, Lostwithiel, Fowey, Par Bay, A3082 and Tanhouse Stream²⁵.
- Historic Environment – major heritage at risk has been identified as St Blazey engine sheds, Duchy Palace, Par Docks, clay dries and chimneys, Charlestown Leat and Civil War battle sites at Tywardreath. Studies are required on Luxulyan Valley, links to the World Heritage Site, conservation areas, historic landscape character reviews, highway heritage assets and Cornish character²⁶.

Growth Factor	A large part of the area falls within nationally recognised landscape and historic character designations. The focus of development in the area will be spread across the area, and any new development proposed has to be carefully planned to minimise its impact on the historic character of settlements.	—
	Water management and flooding is a concern and mitigation works may be required in or as a result of new developments.	—

Section 3: Socio-Economic Considerations: this section aims to identify what socio-economic factors in the area exist that would indicate either a need for growth to meet future needs or which suggest a limited level of growth is required.

Population: Key Facts²⁷

- Population of 18,326 (2011)²⁸ – 3.4% of Cornwall's population

²⁴ Cornwall Council (2007) Cornwall & Isles of Scilly Landscape Character Study - <http://www.cornwall.gov.uk/default.aspx?page=24874>

²⁵ Cornwall Council (2012) Draft Infrastructure Needs Assessment Schedules - <http://www.futurecornwall.org.uk/default.aspx?page=354>

²⁶ Cornwall Council (2011) Historic Environment Data Sheets - <http://www.cornwall.gov.uk/default.aspx?page=32828>

²⁷ Cornwall Council (2010) Population Profile - <http://www.cornwall.gov.uk/default.aspx?page=20177#PopulationProfiles>

Growth Factors – St Blazey, Fowey & Lostwithiel Community Network Area

- The population growth rate between 2001 and 2011 is lower (4%) than the Cornwall average (6.6%)
- Population by age²⁹ in the St Blazey, Fowey & Lostwithiel area comprises 15.4% aged 0-15; 60.1% aged 16-64 and 24.5% aged 65 plus compared to 15.2%, 62.8% and 22.1% respectively across Cornwall indicating a higher proportion than on average of older people.
- Based on trends experienced to 2008 the population could increase by around 250³⁰ (4%) between 2010 and 2030 outside of St Blazey/Par.
- The area has a current dependency ratio²¹ of 73.8 which is higher than the Cornwall average of 72.2. This means that there are more people in the younger and older age groups that need supporting by the working age population.
- The St Blazey, Fowey & Lostwithiel area accounts for about 4.5% of Cornwall by area¹⁸ (15,850 hectares).
- Population density of 1.24 persons per hectare¹⁸ compared to the Cornwall average of 1.5 persons per hectare.

Growth Factors	The population of the area could grow by around 250 outside of St Blazey/Par (included with St Austell) over the next twenty years if current trends continue, and a number of new homes will need to be provided to accommodate this increase in population.	↑
	The area has experienced lower levels of growth than on average but as there is likely to be minimal demand for housing in the future the area should be able to cope.	↑
	This is a fairly small area, with a population density similar to that of the Cornwall average, and any additional population will be spread across the area – apart from St Blazey/Par, Fowey and Lostwithiel towns no settlement stands out as being able to accommodate significant levels of growth. It is also likely that the proposed eco communities new settlements are identified as being able to accommodate some growth.	—
	There is a slightly higher than average proportion of the more dependent younger and older age groups in the population that will need support from the working age population.	—

Employment and Jobs: Key Facts

- The main employment sectors in the area in 2011³¹ were wholesale & retail trades/repair of motor vehicles, human health & social work activities and accommodation & food service activities.
- In terms of employed people, the key sectors in the area are manufacturing, wholesale & retail trades/repair of motor vehicles, accommodation & food service activities, human health & social work activities and arts entertainment & recreation³².
- Manufacturing is proving more resilient in Cornwall when compared with the performance of the sector across the South West³³.
- Social care is a sector that is predicted to grow by 25% to meet the needs of an increasing number of older age people³⁴.
- 65.5% of those in employment³⁵ in the St Blazey, Fowey & Lostwithiel area worked full time (31 hours per week plus) and 34.5% were part time (less than 31 hours) compared to the Cornwall average of 66.1% and 33.9% respectively.

²⁸ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

²⁹ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

³⁰ Cornwall Council (2010) PopGroup population and household projections

³¹ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

³² NOMIS (2012) Business Register and Employment Service - <http://www.nomisweb.co.uk/>

³³ Nathaniel Lichfield & Partners (2010) Cornwall Employment Land Review - <http://www.cornwall.gov.uk/default.aspx?page=26986>

³⁴ Cornwall Council (2011) Economic Development – Sector analysis

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- In 2011³⁶, 24.5% of those aged 16 plus in the St Blazey, Fowey & Lostwithiel area had no qualification compared to the Cornwall average of 22.4%. Of the remainder, 23.5% had level 4 and above qualifications in the area compared to 25% on average across Cornwall.
- The Job Seekers Allowance³⁷ claimant rate for the area has increased from 2.3% of the working age population in January 2007 to 2.7% in January 2012 (low season – Cornwall average 2% and 3.3% respectively). The rate changed from 1.2% in July 2007 to 2.2% in July 2012 (high season – Cornwall 1.3% and 2.6% respectively). The current rate (December 2012) stands at 2.6% of the working age population in the St Blazey, Fowey & Lostwithiel area compared to 3% on average across Cornwall.
- In 2011³⁸ 38.5% of households in the St Blazey, Fowey & Lostwithiel area contained no-one in employment and of these households 8.4% had dependent children compared to the Cornwall averages of 37.8% and 8.3% respectively.
- In 2011³⁹ 29.9% of households in the area contained at least one person with a long term health problem or disability, and of these households 15.3% contained dependent children compared to the Cornwall averages of 28.8% and 15.6% respectively.

Growth Factor	The main employment sectors in the area tend to be low paid, and some can be seasonal. The proposed eco-communities scheme offers the opportunity to enhance employment opportunities for the area.	↑
	Local skill levels are slightly more of an issue in this area when compared to the average across Cornwall.	—
	The proportion of people claiming Job Seekers Allowance in the St Blazey, Fowey & Lostwithiel area is generally lower than on average across Cornwall.	↑

Viable Places - Settlement Functionality⁴⁰: Key Facts

- The main settlements in the area are St Blazey/Par, Fowey & Lostwithiel – categorised as Category C settlements. Category C settlements are identified as small towns and larger villages that meet local needs for a range of services and facilities
- Category D settlements are smaller settlements that perform an important role in their local areas, i.e. ‘rural service centres’ – Luxulyan, Polruan and Tywardreath.
- Category E settlements are those that include either a primary school or a general store – Lanlivery and Lerryn.
- Work is underway to understand how some settlements could work together to provide services and facilities to local residents - a ‘cluster’ – and in this area there are some potential clusters already identified – St Blazey/Par with St Austell, Trewoon and Tywardreath.

Growth Factor	There are no main urban centres in this area but there is a mix of other settlements and an appropriate level of growth can help maintain and enhance the viability and resilience of existing communities.	↑
	There is the potential to ensure better access to services and facilities through the identification of ‘clusters’ – and St Blazey/Par with St Austell, Trewoon and Tywardreath is identified as a potential cluster.	↑

³⁵ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

³⁶ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

³⁷ NOMIS (2012) Claimant Count data - <http://www.nomisweb.co.uk/>

³⁸ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

³⁹ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

⁴⁰ Cornwall Council (2012) Settlements: Hierarchy and Settlement Categories 2012 Update - <http://www.cornwall.gov.uk/default.aspx?page=22887>

Retail^{41 42}: Key Facts

- Around 70% of residents in the area do their main food shopping in St Austell.
- Both Fowey and Lostwithiel contain small general stores, and St Blazey/Par has a small supermarket as well as a number of smaller general stores.
- Truro and St Austell are the shopping centre that the majority of people in this area use for clothes and other personal goods and for DIY and other household goods.
- 66% of residents in the area considered St Austell town to be their main shopping centre and 15% considered it to be Truro
- A small number of villages⁴³ in the area include retail outlets such as general stores and post offices – these can provide many of the services residents require on a daily basis.

Growth Factor	The majority of residents in the area consider St Austell (66%) and Truro (15%) to be their main shopping centre for a range of goods.	↓
	Some daily retail needs of residents can currently be met locally in a number of settlements in the area, and an appropriate level of growth can help maintain these facilities.	↑

Deprivation:

- Census 2011⁴⁴ has identified that 39.3% of households in the St Blazey, Fowey & Lostwithiel area do not experience any form of deprivation compared to 40.2% on average across Cornwall. Of the remainder, 34.9% are deprived in one dimension, 20.2% in two dimensions, 5.2% in three dimensions and 0.4% in all four dimensions compared to 34.6%, 19.9%, 4.8% and 0.5% respectively across Cornwall.
- The English Indices of Deprivation⁴⁵ combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation. These Indices have been produced at a Lower Super Output Area level, of which there are 32,482 in England.
- In terms of the overall Index of Multiple Deprivation, no areas in the St Blazey Fowey & Lostwithiel area appear in the most deprived quintile across England.
- In terms of income deprivation, 1 area in the St Blazey urban area appears in the most deprived quintile across England.
- In terms of employment deprivation (conceptualised as involuntary exclusion of the working age population from the world of work), 1 area in the St Blazey urban area appears in the most deprived quintile across England.
- In terms of education, skills and training deprivation, relating to a lack of attainment among children and young people, and a lack of qualifications in terms of skills, 1 area in the St Blazey urban area appears in the most deprived quintile across England.

Growth Factor	The St Blazey, Fowey & Lostwithiel area generally experiences slightly higher levels of deprivation than on average across Cornwall.	—
	There are areas in the St Blazey urban area that appear in the most deprived quintile in terms of deprivation.	—

⁴¹ Cornwall Council/GVA Grimley (2009) Cornwall Household Retail Telephone Survey

⁴² GVA Grimley (2010) Cornwall Retail Study - <http://www.cornwall.gov.uk/default.aspx?page=26564>

⁴³ Cornwall Council (2012) Settlement Profiles - <http://www.cornwall.gov.uk/default.aspx?page=32828>

⁴⁴ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html> The dimensions of deprivation used to classify households are indicators based on the four selected household characteristics: Employment (any member of a household not a full-time student is either unemployed or long-term sick); Education (no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student); Health and disability (any person in the household has general health 'bad or very bad' or has a long term health problem), and Housing (Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating). A household is classified as being deprived in none, or one to four of these dimensions in any combination.

⁴⁵ DCLG (2011) The English Indices of Deprivation 2010 - <https://www.gov.uk/government/publications/english-indices-of-deprivation-2010>

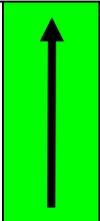
Growth Factors – St Blazey, Fowey & Lostwithiel Community Network Area

	Growth and regeneration can improve levels of deprivation by giving people the training to find higher skilled and better paid jobs by enhancing training and employment opportunities in an area.	↑
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Summary:

Policy Objectives		
Housing Need And Supply	The number of new households in the area (excluding St Blazey/Par) is forecast to grow by around 350 over the next twenty years if current trends continue. In addition there is a need for about 600 additional affordable homes to be provided to accommodate those already in housing need. There is a certain degree of competition between permanent and temporary residents in the area, and the growth level chosen will need to take this into account.	↑
Economy & Regeneration	This area falls within the St Austell Travel to Work Area and residents are likely to be attracted to other urban centres such as Bodmin, St Austell and Liskeard. This reflected in the estimate that just under 3% of Cornwall's GVA is produced from just under 4% of Cornwall's population. Skills levels are an issue.	—
Community Aspirations	Growth can help deliver many of the aspirations of local communities in the area.	↑
Infrastructure and Environmental Considerations		
Infrastructure	St Blazey/Par, Fowey & Lostwithiel residents have access to a wide range of infrastructure, and growth will help maintain or enhance these services and facilities. Rural residents in the area have access to some infrastructure and additional growth may help maintain these services and facilities.	↑
Transport Links & Accessibility	St Blazey/Par and Lostwithiel link to the strategic road network (A38) via the A390 – Fowey is more remote from main roads. All three main settlements have relatively poor access within and out of Cornwall compared to some other areas. St Blazey/Par is on the rail mainline and Fowey has access via a minerals branch line. Public transport is an issue in the rural area, and many residents are reliant on private transport to access employment and other key services and facilities.	—
Environmental Considerations	Significant parts of the area fall within nationally recognised landscape and historic character designations, including the World Heritage Site. New development has to be carefully planned to minimise its impact. Flood risk and mitigation are issues that need careful consideration.	—
Socio-Economic Considerations		
Population	The population of the area could grow by around 250 (excluding St Blazey/Par) over the next twenty years if current trends continue, and a small number of new homes will need to be provided to accommodate this increase in population. There are higher levels of the more dependent younger and older age groups in this area than on average across Cornwall.	↑
Employment & Jobs	Employment sectors in the area tend to be traditionally low paid and often seasonal. Unemployment levels are generally lower than on average across Cornwall. Skills levels are an issue.	—
Viable Places – Settlement Functionality	An appropriate level of growth can help maintain and enhance the viability and resilience of existing communities. St Blazey/Par, Fowey and Lostwithiel are the main urban centres in the area and contain a range of services and facilities available to meet the needs of current and future populations.	↑
Retail	The majority of residents in the area consider St Austell (66%) and Truro (15%) to be their main shopping centre for a range of goods. Some growth can help to support local facilities. Some daily retail needs of residents can currently be met locally in a number of smaller settlements in the area, and an appropriate level of growth can help maintain these facilities.	—

Growth Factors – St Blazey, Fowey & Lostwithiel Community Network Area

Deprivation	There are areas in the St Blazey urban area that appear in the most deprived quintile in England in terms of deprivation. Growth and regeneration can reduce deprivation by giving people the training to find higher skilled and better paid jobs by enhancing training and employment opportunities in an area. The proposed regeneration initiatives and development could provide residents with the training and employment opportunities required to raise deprivation levels in the area.	
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