

**Carlyon Bay  
Environmental  
Statement (2011)**

Chapter F

Socio-Economics  
Impacts

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**F1.0 Introduction**

F1.1 This Chapter has been prepared by Nathaniel Lichfield and Partners (NLP) and provides an assessment of how the proposed development at Carlyon Bay is likely to directly affect:-

- 1 the local and sub-regional economies during its construction and operation in terms of capital investment, employment generation and the local labour market; and
- 2 the local area in terms of population, housing supply, commuting patterns education and health provision and the tourism market.

F1.2 The primary socio-economic effects of the development will be the direct impact from the spending and jobs associated with the residential units and ancillary facilities along with any effects on local education, health and community facilities arising from the permanent on-site accommodation. There will also be indirect “spin-off” benefits to the local economy from any increases in visitor numbers, along with their spending and employment, and from potential effects of the scheme on the area’s image as a tourism and business investment destination.

F1.3 The main issues covered in this chapter are:-

- 1 the extent of the labour catchment area of the proposed development;
- 2 current socio-economic and labour market conditions within the defined labour catchment area;
- 3 direct employment associated with the proposed development;
- 4 temporary construction employment generated by the proposed development;
- 5 indirect / induced employment associated with the spending of on-site visitors, residents and employees;
- 6 impacts on population and the local labour market arising from the proposed development;
- 7 levels of in-commuting and additional housing demand associated with the proposed development;
- 8 the extent to which the proposed development will contribute to and impact on economic, regeneration and tourism strategies and objectives for the area;
- 9 the effect from permanent residents of the scheme on demand for education, health and other community and recreation facilities in the area;
- 10 a brief review of the cumulative effects of the proposals along with other current and planned major developments in the area (with further details provided in Chapter N of this ES).

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F2.0

## Policy Context

F2.1

This section provides an overview of relevant planning and economic development policies and strategies at local, sub-regional and national levels which relate to the socio-economic issues identified in this chapter.

### National Policy

#### PPS4: Planning for Sustainable Economic Growth (2009)

F2.2

The Government's overarching objective in this PPS is sustainable economic growth. To help achieve this, the Government's objectives for planning include building prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural.

F2.3

PPS4 defines economic development as any development which provides employment opportunities; generates wealth; or produces or generates an economic output or product. Policy EC10 states that local planning authorities should adopt a positive and constructive approach towards planning applications for economic development. Market and economic information should be weighed against environmental and social factors, with longer term costs and benefits, and the ability of proposals to meet wider planning objectives, taken into account.

#### Sub-national Growth White Paper, 'Local growth: realising every place's potential', (2010)

F2.4

The recent White Paper is a clear shift in direction away from central government to local communities towards local growth and an economy that is not so dependent on a narrow range of economic sectors, is driven by private sector growth and has new business opportunities that are more evenly balanced across the country and between industries.

F2.5

The Government's new approach to rebalance the economy and drive sustainable growth is to be achieved by focusing on three key themes:

1. Shifting power to local communities and businesses - by establishing dynamic local enterprise partnerships of local business and civic leaders, operating within an area that makes economic sense, which can provide the vision, knowledge and strategic leadership to set local priorities and empower communities to fulfil their potential.
2. Increasing confidence to invest – by creating the right conditions for growth through a consistent and efficient framework for investment, an effective planning framework and new incentives to make sure local communities benefit from development.
3. Focused investment – by tackling barriers to growth that the market will not address itself and supporting investment that will have a long term impact on growth.

F2.6 In response to the White Paper, Cornwall and Isles of Scilly successfully applied to form a Local Enterprise Partnership (LEP). One of the identified objectives for the new LEP is to focus on tourism with an emphasis on increased productivity and value, improving the quality of employment, ensuring it remains one of the top tourist destinations, maximising the impact of tourism on the wider economy and developing sustainable tourism.

### **Good Practice Guide on Planning for Tourism (2006)**

F2.7 This guidance highlights the potential importance of tourism to local economies, to the environment and in generating investment through issues including:-

- 1 being the focus of regeneration of rural and urban areas and including coastal resorts;
- 2 providing a catalyst for growth in an area, raising its profile and stabilising outmigration;
- 3 providing opportunities for retraining for the resident workforce and helping to diversify over-specialised economies;
- 4 supporting and enhancing local services and facilities such as shops and pubs and in securing the retention and upgrading of public services;
- 5 supporting a broader and more vibrant community by attracting arts, sports and cultural events; and
- 6 economic benefits which can help to sustain and improve the natural and built physical environment and bring derelict land and buildings back into use.

### **Cornwall Policies**

#### **Economic Development Strategy for Cornwall and the Isles of Scilly 2007 to 2021 (2007)**

F2.8 Recognising the importance of tourism as one of the economic sectors performing an important role in providing local employment and economic growth opportunities in Cornwall, this document establishes the vision of creating sustainability, and prosperity with opportunities for all with four key principles: -

- 1 to establish Cornwall and the Isles of Scilly as a knowledge economy and society;
- 2 to ensure environmental sustainability;
- 3 to remove economic and social disadvantage, foster cultural confidence and improve the well-being of people;
- 4 to establish Cornwall and the Isles of Scilly as a place for wealth-creators and entrepreneurs and to improve economic value across all sectors.

F2.9 The strategy recognises the potential offered by utilising the distinctiveness and strong brand of Cornwall to encourage the creation of a high quality year-round visitor economy, including through marketing, through improvements to the visitor experience and through improving the quality standards and training in visitor accommodation.

### **European Convergence Programme**

F2.10 Convergence is the European Union economic regeneration programme for Cornwall and the Isles of Scilly that operates until 2013. It consists of two funds - the European Regional Development Fund (ERDF) and European Social Fund (ESF). Cornwall qualified for Convergence funding in 2005 because its economic performance between 2000 and 2002 had been below 75% of the European Union average. The amount of funding is set at £415 million between 2007-13.

F2.11 Investment is focused in four priority areas aimed at strengthening the Cornwall economy:-

- 1 Innovation, Research and Development – encouraging investment in R&D, spin-outs from higher education establishments, incubation business space and the growth of the environmental goods and services sector;
- 2 Enterprise and Investment – increasing the proportion of business in high value activities particularly new start-ups, increasing productivity through export and investment business support and generally increasing business (re)investment;
- 3 Transformational Infrastructure – turning Newquay Cornwall Airport into a successful civilian airport, improving digital infrastructure and improving/expanding Combined Universities in Cornwall (CUC); and
- 4 Unlocking the Economic Potential of Place – physical regeneration programmes, particularly in CPR Regeneration (CPR, the company set up to return prosperity to the Camborne, Pool and Redruth area, has been merged into the Council’s economic development organization) and the ‘clay country’ surrounding St Austell.

F2.12 Under the fourth priority, Strategic Investment Frameworks (SIFs) are being used to provide a framework and justification for potential Convergence investments in specific areas of Cornwall. One SIF covers St Austell, St Blazey and the Clay Area, and identifies the Carlyon Bay site under the heading of ‘*Other site-based initiatives up to 2015*’. The SIF describes the nature of market failure in its area and how to address this in a sustainable way, so that any proposals for economic development can be supported by necessary business infrastructure, including providing attractive places to live and work, sites and premises and skills training. Most of the identified projects for EDRF are commercial/business space schemes with the Carlyon Bay site noted within the other site based projects category for the period up to 2015.

### **Cornwall Council Economic Ambition White Paper**

- F2.13 In 2010, Cornwall Council published its 'White Paper' which sets out the economic priorities of the County for the next three years. Set to replace the County's existing Economic Development Strategy, the paper proposes a vision of "a confident, resilient Cornwall that is a leader in innovative business and low carbon technologies".
- F2.14 The document sets out the following key aims for the Cornwall economy:-
- 1 An economy that is resilient and draws upon its strengths;
  - 2 Economic progress that has positive outcomes for people and supports an improved quality of life;
  - 3 An economy which strengthens natural assets;
  - 4 More local people employed in high growth, knowledge based companies;
  - 5 An increase in world class skills, offering opportunities for higher incomes;
  - 6 Greater connectivity supporting business and employment growth; and
  - 7 A vibrant business base where companies can innovate and flourish.
- F2.15 Building on these, five strategic issues have been identified to support the delivery of the strategy:-
- 1 Leadership in the economy (developing resources and capacity to deliver economic growth);
  - 2 Business transformation leading to high productivity (developing skills, innovation and a culture of enterprise and business-led growth);
  - 3 Cornwall connectivity (identifying gateway opportunities and sustainable movement options);
  - 4 Place shaping (promoting transformational regeneration, building on key strengths of towns and promoting coastal and rural vitality); and
  - 5 Low carbon economy (developing new technologies, efficiencies and low carbon as a business growth catalyst).

### **Cornwall Council Local Development Framework ('LDF') Topic Based Issues Papers (June 2010)**

- F2.16 A range of documents have been published by Cornwall Council to form the basis of the development of the first Cornwall LDF.
- F2.17 The Economy Issues Paper identifies two key issues: -
- "Issue LER1 – the Core Strategy should set out an approach to the provision and distribution of employment land and facilitation of economic development to meet identified needs, considering the quality as well as the quantity of employment"*
- "Issue LER2 – Employment should be located in such a way that objectives on sustainable development are met"*

- F2.18 The Tourism Issues Paper recognises Cornwall's role as a tourist destination and identifies two key issues: -
- "Issue T1 – The Core Strategy should explore options to ensure that the tourism industry can develop in a sustainable way and thrive by maintaining, enhancing, and embracing opportunities relating to existing and new visitor experiences/facilities and the role of existing resorts."*
- "Issue T2 – The Core Strategy can set the framework for providing an appropriate balance and mix of good quality, sustainable accommodation."*

- F2.19 The St Austell Community Network Area Issues Paper (within which the Carlyon Bay site falls) identifies six emerging issues to inform the emerging Core Strategy including the potential for significant new growth in the area, the regeneration of the local economy and the delivery of affordable housing and community infrastructure.

**Restormel Planning Obligations & Community Infrastructure Guidance Note (2004)**

- F2.20 This guidance note produced by the former Restormel Borough Council has been saved by Cornwall Council for the purpose of assessing planning obligations for schemes, including issues such as the provision of affordable housing and meeting infrastructure costs (e.g. open space, education, transport, social services and community facilities). The document notes that the viability of a scheme and the timing of financial contributions should be taken into account when assessing applications.

**Summary**

- F2.21 Based on the above review of relevant policy and strategy documents, the Cornwall economy is identified as requiring new investment and sustainable economic growth. The St. Austell area is also identified as an area of Cornwall suffering from economic decline but with potential for significant growth and regeneration. Development that can underpin growth of the County's tourism sector is particularly supported, especially where it can enhance the role of existing settlements.

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## F3.0 **Assessment Methodology & Significance Criteria**

F3.1 This section describes the approach used to assess potential impacts and how the significance of any impact is evaluated.

### **Assessment Methodology**

F3.2 The first step in the assessment process is to establish the geographical areas within which the main socio-economic effects of the proposed development will be concentrated.

F3.3 Some of the main economic impacts, such as employment, will be concentrated in the labour catchment area of the development i.e. the area from which the development would draw the majority of its workforce. Based on 2001 Census travel-to-work patterns, data availability and the fact that St Austell forms the main service centre and source of labour supply, this area has been defined as the former administrative area of Restormel Borough Council.

F3.4 For community facilities such as education and health, the main impacts are likely to be felt within a smaller area. An area within a 5 km radius of the proposal site has been taken for assessing effects on most of these types of services but current provision within the former Restormel borough has also been identified. This reflects reasonable maximum travel distances to a secondary school as well as to other local services.

F3.5 Next, baseline conditions were examined within the areas where the greatest effects of the development are likely to occur. This draws on published Government and local authority statistics and economic and tourism strategy documents relating to the area or to Cornwall as a whole. The latest available data from the 2001 Census, the Annual Business Inquiry and other published national statistics have been used.

F3.6 The baseline conditions include analysis of existing socio-economic and labour market characteristics of the main area of impact, as well as a review of current provision and adequacy of community facilities within that area. This was supplemented with data from the wider Cornwall area where relevant.

F3.7 Following this, the likely effects of the proposals, during both construction and operation of the development, were assessed. The main socio-economic impacts are likely to be those relating to employment, the local labour market, population and housing, and tourism. Any increase in demand for community facilities (such as education, health and leisure facilities) arising from the permanent residential accommodation were also considered.

F3.8 The development proposed at Carlyon Bay comprises approximately 511 residential units. As set out in Chapter C, it has been assumed for the

purposes of testing impacts within this assessment that up to 50% (255 units) of these units could be used for short-stay holiday occupation or second homes. Consideration was also given to the different effects arising from the current proposals in comparison with those likely from the extant planning permission for the site.

- F3.9 Where any significant effects were identified that would require mitigation, the assessment indicates appropriate measures to address these issues. Measures to enhance the effect of any beneficial impacts to the local area were also identified where possible.

### **Significance Criteria**

- F3.10 There are no generally accepted criteria for assessing the significance of socio-economic impacts. Therefore the assessment has been carried out on the basis of the scale of change over the baseline positions, both relative and absolute, as well as the nature and context of the impact.
- F3.11 The significance of each impact identified was then evaluated as adverse or beneficial and as negligible, low, moderate, or high.

### **Consultation**

- F3.12 Whilst much of this analysis has been based on desk-top research, discussions have taken place with various relevant bodies. These included economic development officers at Cornwall Council and other key economic and tourism development agencies within the County as well as officers from the Cornwall Capital Strategy team (Children, Schools & Families) Cornwall & Scillies Primary Care Trust (PCT) and the Cornwall Fire and Rescue Service.

## F4.0 **Baseline Conditions**

### **Introduction**

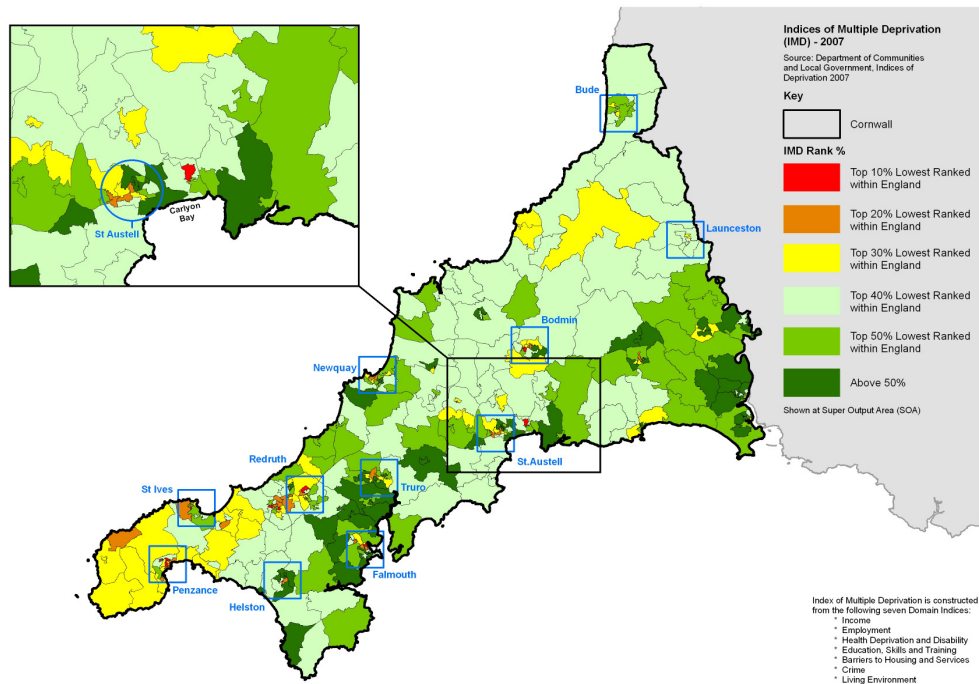
- F4.1 This section establishes the socio- economic context for the proposed development by examining the economic and labour market characteristics of the main impact area including its population/demographic profile, economic structure, job growth, unemployment rates, income levels and commuting patterns. It also looks at the baseline social infrastructure position, including health and education provision, other community facilities, leisure facilities and tourist accommodation in terms of its scale, type and proximity to the site.
- F4.2 As noted above, the site lies within the former administrative area of Restormel Borough Council. Although economic trends are considered primarily for this area, comparison is also made with conditions in Cornwall and the South West region where relevant.
- F4.3 The former Restormel borough is a largely rural area. St Austell is the largest settlement and service centre and is located close to the Carlyon Bay site. Tourism is important to the area, and Newquay (to the north) is the largest resort. A number of smaller resort towns are located on the southern coast. The Eden Project, a centre for environment and conservation, is the area's main paying visitor attraction located close to St. Austell.

### **Socio-Economic Factors**

- F4.4 In 2008, the resident population of the former Restormel borough was 103,700. Over the past decade, the area's population increased by 13%, much faster growth than Cornwall (9%) and the South West region (7%).
- F4.5 There were approximately 47,600 dwellings within the former Restormel borough area in 2009, representing about 18% of all dwellings in Cornwall. Housing numbers in the local area grew by 16% between 2001-09, significantly more than the 9% growth in the South West region as a whole.
- F4.6 In November 2010, Cornwall Council's Planning Policy Advisory Panel considered three options for housing growth for the period 2010-2030: 38,000 dwellings, 48,000 dwellings and 57,000 dwellings based on the low, medium and higher assumptions of migration levels. The paper also included three options for where additional housing should be located; option 1 focuses development to 15 key settlements, option 2 disperses growth within the main towns and also smaller towns and villages, option 3 is based on the Economic Strategy for Cornwall and includes the promotion of development at St Austell that is regeneration led and includes the eco-communities development. The Cabinet agreed that the Core Strategy Options Paper would be issued for public consultation during January 2011.

F4.7 Local levels of deprivation are measured by the Index of Multiple Deprivation (IMD) 2007. This uses a range of data to rank areas in seven categories or ‘domains’ ranging from income to health, which are then combined to create a multiple deprivation score for each area. On the overall IMD 2007, the St Austell area contains some Super Output areas (SOAs) falling within the 20% most deprived in England and including some pockets of relatively deprived areas in and around Carlyon Bay.

Figure F4.1 Cornwall Indices of Multiple Deprivation



Source: DCLG Indices of Deprivation 2007

### Economic Trends

F4.8 There are currently 36,700 employee jobs based in the former Restormel borough area, 19% of the Cornwall total. The main impact area has a relatively low job density (workplace jobs relative to resident working-age population) than Cornwall as a whole.

F4.9 The area’s largest private sector employers include china clay producer Imerys, St Austell Brewery, the Eden Project, Cornwall Business School, St Ives Roche (printers) and various tourism related activities such as Dolphin Holidays and Carlyon Bay Hotel.

F4.10 The local economy has seen moderate job growth over the last decade. Employee job numbers increased by 17% in the former Restormel borough between 1998 and 2008, slightly higher than the 15% increase for the South West region as a whole, but well below the Cornwall average (24%).

- F4.11 However, levels of self-employment are high in the local area – 14.8% of the workforce in the former Restormel borough compared with 13.8% in Cornwall and 10.6% in the South West region.
- F4.12 Within the main impact area, some of the largest sectors in employment terms are distribution, hotels and restaurants (34% of all jobs), public administration, education and health (25%), financial and business services (12%) and manufacturing (10%). This profile is similar to the Cornwall average.
- F4.13 The sectors showing the greatest job growth between 1998-2008 were financial and business services (83%), transport & communications (50%) and other (mainly public sector) services (47%). Manufacturing declined by 11%. These trends were similar to those in Cornwall as a whole.
- F4.14 The tourism sector is of particular importance, accounting for almost 20% of jobs in the former Restormel borough, compared with Cornwall (14% of all jobs) and the South West region (9%). There was also a 53% increase in tourism-related employment within Restormel over the last decade, similar to the Cornwall rate (51%), both significantly higher than the South West regional average (20%). This emphasises the importance of the tourism sector to the local economy.
- F4.15 Recent rates of new business formation in the main impact area has been modest. The former Restormel borough had 35 VAT business registrations per 10,000 population in 2007, slightly lower than the Cornwall (37) and South West region (40) averages. However, between 2000-2007 the stock of businesses in Restormel increased by 14.3%, slightly better than the growth of 10.8% in Cornwall and 13.3% in the region.

### **Local Labour Market Conditions**

- F4.16 Economic activity is at a moderate level in the local area. In 2009, the former Restormel borough had 77.3% of its working age population economically active, higher than in Cornwall as a whole (73.4%) but below the South West region average (79.2%).
- F4.17 In mid-2010, the claimant unemployment rate in the former Restormel borough was 3.1%, higher than the 2.6% rate for Cornwall and 2.7% for the South West region. This equated to about 1,550 claimant unemployed residents in the main impact area.
- F4.18 Over the last 12 years, Restormel has seen an increase of 9% in its claimant unemployed workers, significantly higher than Cornwall as a whole which had a decrease of 12%, although better than the significant rise in the South West region (34%). Although in mid-2010 local claimant unemployment amounted to some 1,550 local residents, actual levels of unemployment are likely to be higher as some residents opt not to register. This indicates a need for more jobs in the St. Austell area to meet the needs of claimant unemployed workers.
- F4.19 Long term unemployment (residents out of work for over 12 months) in the former Restormel borough stands at 11.4%, slightly lower than for Cornwall

overall (12.2%) and the South West average (14.2%). The types of work most sought by those currently unemployed in the local area include lower skilled elementary occupations (34% of the total), sales & customer service jobs (18%) and skilled manual trades (16%). This breakdown is broadly similar to that of Cornwall generally.

- F4.20 Skill levels amongst local workers in the former Restormel borough are lower than average. In 2009, 9.3% of residents had no qualifications compared with 12.6% in Cornwall and 8.7% in the South West region. Only 23% of Restormel residents had degree level qualifications (NVQ4 and above), less than for Cornwall (24%) and the region (29%). The former Restormel borough also had a higher proportion of residents in lower skilled occupations, such as personal service and sales and customer service jobs than the wider areas, although also more in skilled manual jobs.
- F4.21 Current average gross weekly earnings for resident employees in the former Restormel borough in 2009 amounted to £391, lower than for Cornwall (£409) and much lower than the South West region average (£460).
- F4.22 In 2010 there were 3.6 claimant unemployed workers for every notified job centre vacancy in the former Restormel area. This is higher than for Cornwall (3.4) and the South West region (2.9), indicating that it is more difficult for local residents to find work in Restormel than in the wider area.
- F4.23 A broad indication can be obtained from 2001 Census data of where workers employed in the vicinity of the proposed development tend to live. Of the workers employed in Crinnis ward (within which the application site lies), approximately 89% lived within the former Restormel borough. The most common place of residence was the town of St Austell, which together with Crinnis ward itself accounted for 43% of the ward's workforce. This suggests that a fairly high proportion of jobs in the local area are filled by local residents.
- F4.24 The former Restormel area also has a very high rate of self-containment in labour market terms, with approximately 79% of its residents also working in the former borough's administrative area at the 2001 Census. This self-containment rate is the third highest of the six former districts of Cornwall which generally have high levels of self containment, and 11<sup>th</sup> highest of the 44 districts that made up the South West region, where self-containment rates range from 96% (Scilly Isles) to 49% (Tewkesbury). This probably reflects the relative geographical isolation of the main employment centres and emphasises that new job opportunities predominantly tend to benefit local residents.

### **Social Infrastructure Provision**

- F4.25 Figure F4.2 provides an overview of the local services located within approximately 5 km of the site.

## Health Provision

- F4.26 Included within the health sector are (publicly and privately-run) hospitals, medical centres, GP and dental surgeries and residential care homes. The Cornwall and Isles of Scilly Primary Care Trust (CIOSPCT) is the relevant Primary Care Trust (PCT)
- F4.27 In the St Austell area, there are 6 GP surgeries within 5 km of the Carlyon Bay site, with a total of 23 GPs, and each of these surgeries has indicated surplus capacity to accommodate more patients. There are also 6 dental surgeries in the area although many of these do not appear to be accepting new NHS patients.

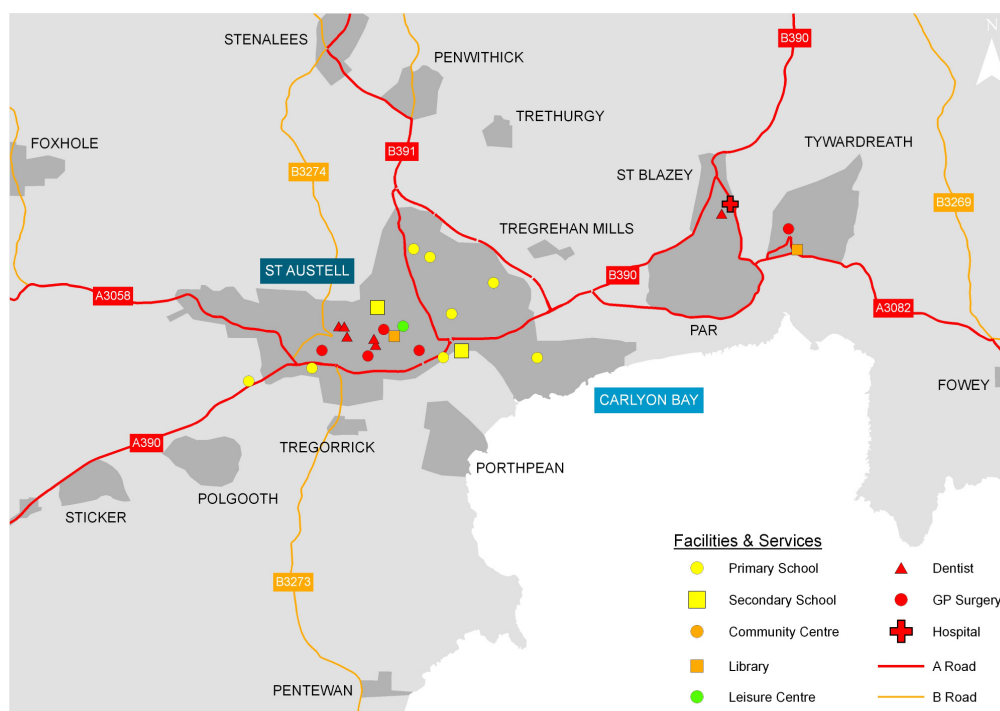


Figure F4.2 Location of Social Infrastructure in St Austell area

- F4.28 The St Austell Community Hospital has 44 in-patient beds and offers a range of out-patient and day clinics. This Hospital also has a nurse-led Minor Injuries Unit (MIU) which opens daily and includes a Day Assessment Centre and the Penrice Birthing Centre.
- F4.29 The nearest Accident and Emergency (A&E) Hospital to St Austell is the Royal Cornwall Hospital in Truro, some 20 km away. This hospital has 680 beds and capacity to deal with some 500,000 patients each year. Other hospitals without A&E facilities in the general area include Newquay (21 beds) with minor injury facilities and outpatient clinics, and Bodmin, also with a minor injury unit.

## Education Provision

- F4.30 The education sector includes commercial children's nurseries, primary and secondary schools, further education colleges and universities.
- F4.31 In the St Austell area, there are currently 16 primary schools, most within 5 km of Carlyon Bay, as well as 3 secondary schools. There are also 3 other secondary schools in the former Restormel borough area, at Newquay and Fowey.
- F4.32 Discussions with Cornwall Council officers in the Capital Strategy team (Children, Schools and Families) indicate that there are currently a total of 47 surplus places in St Austell's primary schools. The most recent forecasts suggest that this surplus will fall to a net 8 places by January 2014 (Figure F4.3). However, these surplus places are not evenly distributed by age group and there are no reception places at any of the identified local primary schools for 2010/11.
- F4.33 However, with several large residential developments proposed in and around the town, pupil numbers are expected to increase significantly over the coming years and this will require new school provision. It is understood that until these have been approved and funding sourced, schools in St Austell continue to operate at (and above in some cases) capacity.

Figure F4.3: Pupil Forecasts and Capacity in St Austell schools

| St Austell               |   | Capacity & Population |                |                    |                |                    |
|--------------------------|---|-----------------------|----------------|--------------------|----------------|--------------------|
| UPRN                     | School Name                               | Net Capacity          | Jan-10         |                    | Jan-14         |                    |
|                          |   |                       | Number on Roll | No. Surplus Places | Number on Roll | No. Surplus Places |
| <b>Primary Schools</b>   |   |                       |                |                    |                |                    |
| 3392                     | Bishop Bronescombe CE                     | 267                   | 279            | -12                | 286            | -19                |
| 2415                     | Carclaze Community Infant                 | 180                   | 167            | 13                 | 179            | 1                  |
| 2445                     | Carclaze Community Junior                 | 240                   | 234            | 6                  | 259            | -19                |
| 2449                     | Charlestown Primary                       | 210                   | 201            | 9                  | 197            | 13                 |
| 2453                     | Mount Charles                             | 420                   | 395            | 25                 | 384            | 36                 |
| 2748                     | Pondhu Primary                            | 210                   | 207            | 3                  | 210            | 0                  |
| 2448                     | Sandy Hill CP                             | 252                   | 252            | 0                  | 255            | -3                 |
| 2437                     | St Mewan CP                               | 420                   | 417            | 3                  | 420            | 0                  |
| <b>Secondary Schools</b> |   |                       |                |                    |                |                    |
| 4156                     | Penrice Community College                 | 1350                  | 1322           | 28                 | 1307           | 43                 |
| 4157                     | Poltair Community School & Sports College | 900                   | 813            | 87                 | 799            | 101                |

Source: Cornwall Council Children, Schools and Families Department

F4.34 In terms of secondary school provision, the two secondary schools in the area currently have over 110 surplus places and this surplus is expected to increase further by 2014.

F4.35 Cornwall College provides the only further education facility in St Austell. More widely, Cornwall contains six higher education institutions, which form the Combined Universities in Cornwall (CUC) partnership. The CUC includes the Tremough campus in Penryn which has recently been expanded. In addition, in partnership with Cornwall College, the expansion of Newquay Cornwall Airport is proposed to include an Aviation Academy which will cater for up to 100 students. However, in general, the prospects for future growth in higher education are uncertain in the light of government cuts to university funding and likely future increases in tuition fees.

### **Sports and Leisure Facilities**

F4.36 Within St Austell there is one large leisure facility – the Polkyth Leisure Centre, which has undergone major refurbishment in the last two years and includes:-

- 1 a 25 metre swimming pool and teaching pool;
- 2 a diving pit with 1 metre high springboard;
- 3 a hydrotherapy pool with hoists available for disabled swimmers;
- 4 6 badminton court sized sports hall;
- 5 2 squash courts;
- 6 a new Life Fitness gym;
- 7 a dance studio;
- 8 a conference room;
- 9 a sauna; and
- 10 bar/café.

F4.37 Other commercial leisure facilities in the local area include The Tregorrick Health & Fitness Club and the Fowey Community Leisure Centre in St Austell. There is also a bowling centre, a bingo club, and a small cinema in St Austell but the range of current leisure provision is not extensive.

F4.38 Another element of the sports sector comprises “extreme” outdoor sports activities, including rock climbing, coasteering and surfing. Such activities are becoming increasingly popular in Cornwall, especially with tourists. There are various windsurfing and kite surfing centres near St Austell, including the Charlestown water sports training centre.

F4.39 Cornwall provides the longest stretch of coastline in the UK (697 km) and Cornwall has over 300 beaches in total. Eleven of these beaches are located in and around St Austell, and therefore constitute an important component of the outdoor recreation provision in the area.

F4.40 There is a wide range of open space available in the St Austell area, ranging from wildlife nature reserves to beaches and Country Parks. Within St Austell, Mount Charles Recreation Field and Wood Close Park provide the main facilities.

### **Retail Provision**

F4.41 In 2008, there was some 205,000 m<sup>2</sup> of retail space in the former Restormel borough area, most of this concentrated in St Austell town. Based on a 2007 Retail Study for the town, St Austell was one of the largest centres in Cornwall, with a reasonably high number of national multiple retailers and a vacancy rate broadly consistent with the national average. The completion of the White River Place development in St Austell town centre in 2009 provided a further 14,000 m<sup>2</sup> of Class A1 retail space, 17,000 m<sup>2</sup> of Class A3 (food and drink) uses and a 550 space multi-storey car park.

F4.42 A retail study undertaken for Cornwall Council in 2010 by GVA Grimley concluded that St. Austell has a reasonably good range of convenience, comparison and service uses, including a number of national multiple retailers and service providers. The recent completion of the White River Place has had a significant positive effect upon the health of the centre and has been able to attract a number of new retailers to the centre, which will boost its health (which has suffered in recent years during the construction of White River Place).

F4.43 The study notes that due to both high growth in and around the town and also due to the proposed eco-town in the china clay area, even if the current levels of surplus expenditure are discounted then there are still high levels of future capacity for St Austell due to fast increasing population.

### **Tourism and Leisure**

F4.44 As identified above, tourism and leisure is a key economic sector for Cornwall, with a total visitor spend of £1.7 billion in 2008. The tourism market is overwhelmingly domestic in nature, with overseas visitors comprising only around 5% of the total. The sector comprises a wide range of enterprises including hotels, restaurants, museums, attractions, casinos, cinemas, amusement parks and gardens.

F4.45 Cornwall has over 40 commercial visitor attractions (i.e. where an admission fee is charged), the most popular of which by far is the Eden Project in St Austell with over 1.1 million visitors annually. The 'top ten' attractions in terms of the number of visitors in 2006 are set out in Table F4.1 below.

Table F4.1 Most Popular Paid Visitor Attractions in Cornwall

| Attraction                                       | Total Visitors* (2006) |
|--|------------------------|
| Eden Project, St Austell                         | 1,152,300              |
| St Michael's Mount                               | 196,300                |
| Newquay Zoo, Newquay                             | 191,800                |
| Tintagel Castle                                  | 183,500                |
| The Minack Theatre and visitor centre            | 175,400                |
| Truro Cathedral, Truro                           | 140,000                |
| Cotehele House                                   | 120,800                |
| Trelissick Garden                                | 118,000                |
| Trebah Garden                                    | 106,300                |
| Royal Cornwall Museum / National Maritime Museum | 103,500                |

Source: Cornwall and Isles of Scilly Sector Profile: Tourism (December 2008), Cornwall and Isles of Scilly Economic Forum. Note: Rounded to nearest 100.

- F4.46 Within Cornwall, the former Restormel borough attracted over 1 million staying visitors in 2008, and 4.9 million staying visitor nights, as well as 1.8 million day visits. This produced spending of over £360 million in the local economy supporting almost 12,500 local jobs.
- F4.47 This highlights the area's importance as a major tourist centre within Cornwall and the South West. Whilst there is limited information available about other major forthcoming schemes in the area, there are proposals to build a Discovery Centre at Newquay Cornwall Airport as part of wider expansion plans. It is envisaged that this Centre would cater for 100,000 to 150,000 visitors a year.
- F4.48 Apart from the Eden Project, St. Austell's tourism industry relies on the beauty, heritage and tourist amenities of the surrounding area. However, the former Restormel Borough Council's 2008 Strategic Investment Framework & Economic Strategy for the St Austell, St Blazey and Clay area indicated that, for St. Austell to continue to benefit from tourism, significant investment is required in the town and the surrounding area to improve quality in the tourism business sector and to maintain and improve the surrounding area's tourism related attractions, infrastructure and facilities. As a tourism and recreation priority, the Strategy specifically supports private sector development of high quality facilities and accommodation that would be attractive to visitors as well as residents of Cornwall.
- F4.49 Cornwall as a whole has a large number of hotels, guest houses, self catering units and other forms of accommodation, which together provide around 73,000 bed spaces. The most popular holiday destinations for overnight stays are beach resorts, including Newquay, St Ives, Falmouth, Bude and Looe. According to Visit Cornwall, the focus of future growth for this sector is to increase out-of-season occupancy rates rather than to increase the amount of

existing provision as there are a number of major resort proposals coming forward at present.

F4.50 In St Austell itself, there are currently seven hotels with a total of 265 beds, 20 Bed & Breakfast facilities with 99 beds, nine guest houses or self-catering accommodation with 137 beds, and four campsites that provide a total of 437 bed spaces. Although other facilities lie outside of St Austell town, the main impact area therefore appears to have a fairly low share of Cornwall's stock of visitor accommodation.

F4.51 The St Austell area also has a comparatively low level of restaurant, bars and café uses, and these are concentrated in St Austell town centre. There are currently 23 restaurants and a similar number of bars.

F4.52 Potential growth opportunities for the tourism sector within Cornwall have been identified from discussions with Visit Cornwall:-

- 1 higher-value tourism – providing higher quality products and a more sophisticated holiday experience, thus generating a higher spend;
- 2 out-of-season options – which will be particularly suitable for the growing retired population;
- 3 increased overseas market – encouraged by the proposed expansion of Newquay airport and Falmouth docks;
- 4 eco-tourism;
- 5 events-based tourism; and,
- 6 all-weather options.

### **Community Facilities/Emergency Services**

F4.53 In terms of other community facilities, St Austell provides three facilities which have a number of functions ranging from private hiring venues to youth clubs these are:

- 1 Bugle Village Hall;
- 2 St Stephen Community Centre; and
- 3 Able Community Care.

F4.54 There is one community fire station located in the town of St Austell and the town also has its own neighbourhood policing team based at the St Austell police station some 3 km from Carlyon Bay. The South Western Ambulance Service's St Austell ambulance station is located close to the centre of St. Austell town, also within about 3 km of the Carlyon Bay site.

F4.55 St Austell contains one of Cornwall's 29 lending libraries, serving a town with a population of around 28,000.

### **Existing Employment on the Site**

- F4.56 The development site is largely undeveloped with few built elements. Current employment based on the site associated with the Information Centre and security is 10 employees of which 8 are full-time jobs and 2 are part-time, which equates to 9 full time equivalent (FTE) jobs.

### **Summary of Baseline Conditions**

- F4.57 From the above analysis, the main impact area has performed fairly moderately in economic terms in recent years. It has comparatively few jobs relative to the size of the local population compared with other parts of Cornwall. Unemployment is above average and job growth slower than average, while wage levels are low and job skill levels are moderate. There appears to be a need for more, better paid local jobs but also jobs more suited to the skill levels of local residents.
- F4.58 Tourism is a particularly important sector and the area contains Cornwall's most popular paying visitor attraction by far. However, the local area's supply of visitor accommodation and other visitor facilities appears under-represented compared with Cornwall as a whole.
- F4.59 St. Austell functions as the main service centre close to the site, and provides the main concentration of retail and leisure facilities. In terms of community facilities, provision of health facilities appears adequate with some spare capacity among GPs. However, primary school provision is tight with relative few surplus spaces and this is expected to worsen over the next few years.

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## F5.0 Potential Effects

F5.1 In summary, the development proposed at Carlyon Bay comprises approximately 511 residential units. As set out in Chapter C, it is assumed for the purposes of testing impacts within this assessment that up to 50% (255 units) of these units could be used for short-stay holiday occupation or second homes. The scheme will also include a modest amount of ancillary floorspace, including retail and a range of leisure facilities, which may include a sports hall, swimming pool, water sports facilities, function room and bars/restaurants, all primarily to serve residents of the development as well as visitors and the local community.

F5.2 This section identifies and assesses the scale and nature of the main socio-economic impacts arising from the development, at both construction and operational stages.

### **During Construction**

F5.3 The main socio-economic impact during this stage will be temporary employment generated during construction of the scheme, which is anticipated to span approximately 3.5 years.

F5.4 Construction employment for the proposed development has been estimated based on a total construction cost of approximately £250 million. One generally accepted approach to estimate this employment is to divide the total construction cost by the average turnover per construction sector employee in the UK, which was £110,660 in 2008. This indicates that around 2,260 person-years of temporary construction employment would be created by the development, or an average of 645 jobs per year, not all of which would necessarily be based on the site. There is a convention that 10 temporary construction jobs are equivalent to 1 Full Time Equivalent (FTE) job, giving approximately 225 FTE construction jobs.

F5.5 In addition, it is also likely that some businesses in the local area, as well as in Cornwall, would benefit from the trade linkages that would be established to construct the development. This means that further indirect jobs would be supported locally in supplying construction materials and equipment. Applying an employment multiplier of 1.25 to the FTE construction employment indicates that further 55 FTE indirect / induced jobs could be supported in the local area as a result of such construction related expenditure.

F5.6 Overall, the construction phase of the new development could generate around 645 temporary jobs per year over a 3.5 year period or around 280 FTE jobs over the period. A proportion of these jobs would be expected to be based in the main impact area. This needs to be assessed in terms of unemployed residents in the local area, which include high proportions of workers seeking elementary occupations (34% of the total) and skilled manual trades (16%), both of which would be appropriate for construction work. Socio-economic

impacts during the construction period are therefore assessed as moderate beneficial but temporary in nature.

## **After Completion**

### **Housing**

- F5.7 The proposed development will contain up to 511 units. For the purposes of this assessment, it is assumed that up to about 50% will be occupied as permanent residential occupation and the remainder as second homes or other short-stay occupation. It is also assumed for this assessment that the overall mix of unit sizes will be broadly split as 50% two bedroom and 50% three bedroom units (albeit in reality it is possible that the scheme when built could include some one bedroom and four bedroom units.)
- F5.8 On the basis of these assumptions, and in housing terms, therefore, the main effect of this scheme will be to contribute up to an additional 255 permanent residential units to the housing supply in the main impact area. This would be equivalent to an increase of just 0.5% to the current stock of approximately 47,600 dwellings in the former Restormel Borough. However, over the period 2006-09, only an average of 350 private dwellings was completed annually in Restormel district. This proposed development would therefore make a sizeable contribution to the area's new private housing stock.
- F5.9 Cornwall Council's Housing Strategy 2010, sets out four key strategic priorities, two of which emphasise the need to achieve good quality housing and ensure all development contributes to improving the economic prospects of Cornwall and adds to the regeneration of the area as a whole, enabling the creation of sustainable communities. The provision of new residential units would contribute to an improved choice and quality of housing in the area.
- F5.10 This impact is therefore assessed as beneficial and moderate in magnitude.

### **Population**

- F5.11 The permanent population of this development would occupy the up to 255 units assumed above as likely to be used as permanent dwellings, while there would also be a significant short-stay population at any time. The resident profile of this development is likely to differ from the population in the local area. For assessment purposes, it can be assumed that a two bedroom unit is able to accommodate between 2-4 persons and a three bedroom unit between 3-6 persons in total.
- F5.12 Based on the 2001 Census average vacant dwellings statistics for the South West and England and Wales national data, it is assumed that 5% of the permanent residential units will be unoccupied at any given time. In which case, the permanent resident population of the Carlyon Bay development (on the basis of the assumptions made in this assessment) would equate to between 600 – 1,200 persons. For the short-stay accommodation, an occupancy rate ranging from a minimum of 13% to a maximum of 96%

(depending on the time of year) is assumed based on the average occupancy rates for non-serviced accommodation from Visit Cornwall, which implies a short-stay population of between 83 – 1,225 persons at any time.

- F5.13 It is likely that some of the dwellings occupied on a permanent basis will be filled by existing residents of the local area and the net increase in population as a result of the development will be less than the figure above. However, the maximum figure has been taken to estimate the worst case impact.
- F5.14 This estimated permanent population increase of at most 1,200 (based on the assumptions made for the ES) would amount to just over 1% of the current 103,700 population of the main impact area. This scale of population increase is assessed as minor and neutral in effect.

### **Education Provision**

- F5.15 The impact of the proposed development on education provision in the local area will depend on the number of additional children of school age generated by the 255 new units assumed for testing purposes as likely to be occupied as permanent residential accommodation, since it is assumed that short-stay or second home occupiers will not give rise to children requiring local school places. It will also depend on the availability of surplus school places in the local area and future trends in schoolchildren numbers in the area over the period of housing delivery.
- F5.16 The former Restormel Borough Council's Guidance Note on Planning Obligations and Community Infrastructure sets out a methodology for identifying pupil yields for primary and secondary schools for the purposes of education contributions. This assumes that 1 primary age pupil and 1 secondary school age pupil would be generated for every 9 units of permanent residential occupation. This would produce approximately 28 primary school pupils and 28 secondary school pupils. It is likely that the actual number of new children will be less than this as some of the new units could be filled by existing local residents with children. However, to assess the maximum possible impact, the figure of 56 children estimated above has been used.
- F5.17 It is not considered that any significant additional number of pupils beyond these figures will arise from the new employment created by the proposed development. This is because a large proportion of these jobs will be filled by existing local residents. Other major planned housing schemes in the area (e.g. the EcoTown) will generate further pupil numbers if and when they come forward. These additional pupils would not be an impact of this scheme, but will contribute to possible cumulative effects.
- F5.18 Actual school requirements to meet this level of need would need to take account of factors such as existing and future capacity in local schools, the Local Education Authority's proposals for new school provision and the potential for some pupils to attend private schools. In this case, local primary schools at present have limited spare capacity and none at reception level. Over the next few years, this capacity is anticipated to reduce further.

- F5.19 However, it is possible that some new or expanded school provision will result over the next five years or so from other large residential developments nearby. In addition, with at most only 28 primary school age pupils in total, it appears likely that the scheme would not produce more than five children of reception year age, where the main deficit in school places arises. In the absence of any more detailed age breakdown figures by the Council's Family and Children's Service Unit, this estimate of five children was made by dividing 28 by the 7 year groups (i.e. reception plus years 1-6) of primary age children and assumes a fairly even distribution of pupils by age.
- F5.20 At secondary school level, the local area's two secondary schools currently have over 110 surplus places and this surplus is expected to increase further by 2015. On this basis, an additional 28 pupils from the proposed development would not have a significant impact and should be able to be accommodated within current provision.
- F5.21 Overall, a maximum demand for only up to 56 additional school places in the local area would result from the proposals, and probably less than this. This number would amount to only 1.3% of the total number of children currently on schools rolls in St Austell (4,287), and any demand would build up gradually over the period of construction. In the absence of any new provision of primary school spaces, the proposals would at worst have a moderate negative impact if the pupil generation of the occupied permanent residential element exceeds available capacity within local primary schools. There would be no significant impact on secondary school provision.

### **Health Provision**

- F5.22 Most of the impact of the proposed development on health care provision will be focused in the local area around St Austell, although some of it may potentially be felt further afield, within the former Restormel area or in Truro where the nearest A&E hospital is located.
- F5.23 As estimated above, the gross increase in the permanent resident population resulting from the planned new units is estimated to amount to at most 1,200. At a typical provision rate of 1,800 - 2,000 patients per GP this implies a need for under 0.7 of a GP. Similarly, a typical provision rate of 2,000 patients per dentist implies a need for less than 0.6 more dentists in the local area.
- F5.24 Given there is some surplus capacity of GP and some dentist provision at present, this low level of additional demand does not indicate any need for more local health or dental facilities as a result of the Carlyon Bay scheme.
- F5.25 The impact on demand for hospital admission or care from this level of permanent population increase will also be very low, particularly in relation to the 500,000 patients currently treated by Truro hospital per year.
- F5.26 While short-stay visitors at the proposed development will give rise to some needs for health care, this should be modest given the temporary nature of individual visitors and that they would not register with local GPs or dentists.

F5.27 On this basis, the impact of the modest permanent population increase from the Carlyon Bay development on local health care facilities is assessed as negligible.

### Employment Impacts

F5.28 The level of direct employment associated with the proposed development has been estimated from consideration of the ratio between job numbers and floorspace of similar existing facilities elsewhere in the UK, and from published studies of employment densities of such developments. In addition, site management, maintenance and security are estimated to create in the region of 30 jobs. These calculations are shown in Table F5.1 below. In total, approximately 358 job opportunities are likely to be created directly on site by the proposed development.

Table F5.1 Employment Yield of Operational Scheme Components

| Type of Use                      | Floorspace (m <sup>2</sup> ) | Ratio (floorspace (m <sup>2</sup> ) per job) | Jobs       |
|----------------------------------|------------------------------|--|------------|
| A1 retail                        | 440                          | 20   | 22         |
| A3/A4 bars & restaurants         | 2,600                        | 13   | 200        |
| D2 leisure                       | 7,396                        | 70   | 106        |
| Site management, maintenance etc | n/a                          | Estimate from developer                      | 30         |
| <b>Total</b>                     |                              |  | <b>358</b> |

Source: NLP Analysis

F5.29 Some of these jobs will be part-time but other positions could be filled by several persons working full-time shifts. For example, a position that operates for long opening hours could be filled by several people working shifts. Alternatively, some positions could be filled by one person working part-time. It is difficult to make robust assumptions for the number of jobs filling each position across the range of activities in the proposed development, but given the type and nature of the proposed development it is assumed that the number of positions filled by part-time workers (i.e. less than 1 FTE job) would roughly balance the number filled by several people working shifts (more than 1 FTE job). For this reason, it is assumed the estimated number of job positions is equivalent to the number of FTE jobs. On this basis, it is estimated that this figure would be broadly equivalent to some 350 Full Time Equivalent (FTE) jobs.

F5.30 Any displacement of other local jobs (e.g. through diversion of expenditure from existing facilities in the area) is expected to be low because the proposed new facilities are anticipated mainly to draw new visitors and expenditure which would not have occurred in the local area without the proposed development. Most of these jobs will therefore be net additions to the local economy. However, some visitor spending at these new facilities might otherwise have taken place at other resorts in the area. On this basis, a modest displacement

factor of 10% has been applied to the retail and bar/restaurant jobs. This reduces the direct job figure by about 22 jobs. After making allowances for the existing 9 FTE jobs based on the site, the net job increase from the Carlyon Bay development would be approximately 320 FTE jobs.

F5.31 Table F5.2 provides a broad illustration of the potential breakdown of the total of 358 jobs to be based on the Carlyon Bay site by occupation categories/skill levels. This is based on occupation data from the Labour Force Survey and published research on different sectors. This suggests that a reasonable proportion of the new jobs would in higher skilled occupations, such as managerial, technical and skilled trades but there would also be a range of other types of job opportunities more suited to the lower skill levels of many unemployed residents in the local area.

Table F5.2 Breakdown of Carlyon Bay Jobs by Occupation Group

| <b>Occupation Group</b>             | <b>Examples of types of Jobs</b>  | <b>No. of Jobs</b> | <b>% of All Jobs</b> |
|-------------------------------------|---|--------------------|----------------------|
| Managers                            | resort management; marketing, financial directors; shop, bar & restaurant managers, | 79                 | 22.1%                |
| Professional Occupations            | accountants, finance, media relations   | 9                  | 2.6%                 |
| Associate Professional & Technical  | accounts manager, human resources staff, marketing executives                       | 31                 | 8.8%                 |
| Administrative and Secretarial      | payroll, invoicing, office supervisors  | 27                 | 7.6%                 |
| Skilled Trades                      | chefs, electrical and buildings maintenance staff                                   | 31                 | 8.7%                 |
| Personal Service Occupations        | sports & leisure team, hairdressers, beauticians, housekeeping                      | 30                 | 8.2%                 |
| Sales and Customer Service          | shop and catering staff, holiday sales, letting, receptionists,                     | 44                 | 12.2%                |
| Process, Plant & Machine Operatives | equipment maintenance staff, transport staff, drivers                               | 14                 | 3.9%                 |
| Elementary Occupations              | security guards, porters, bar staff, cleaners, grounds maintenance                  | 93                 | 25.9%                |
| <b>Total</b>                        |   | 358                | 100.0%               |

F5.32 The spending of wages from employees based on the site, and the spending of the scheme's management with local firms supplying goods and services to it will support further employment in local shops, services and other firms. These types of employment can be estimated using employment multipliers derived from research on similar operations elsewhere, with adjustments to reflect the specific characteristics of the development, the amount of spending retained in the local area, and local economic and labour market conditions. Based on the characteristics of this proposed development, its local economic context and

labour market, a combined employment multiplier of 1.25 is considered appropriate to estimate both indirect and induced employment within the main impact area. To reflect the higher level of job impacts and expenditure retention within Cornwall as a whole, a multiplier of 1.5 is assumed at County level.

- F5.33 Applying the local area multiplier to the estimated 320 net additional FTE jobs generated by the development results in a further approximate 80 “spin-off” jobs in local services and other firms in the local area, and 160 such jobs across Cornwall.
- F5.34 Further jobs could be supported by the spending of visitors staying at the Carlyon Bay scheme in retail and leisure facilities within the local economy. Assuming, based on the average occupancy rates for non-serviced accommodation from Visit Cornwall, that an average 50% occupancy is achieved over the year in the units likely to be occupied as short-stay accommodation, this would result in around 233,000 staying visitor nights annually. However, some of these visitors would have come to this part of Cornwall anyway without this new development. If it is assumed, on a conservative basis, that only 60% of the Carlyon Bay visitor nights would be additional to the area, this would equate to 140,000 net additional visitor nights attributable to the scheme. Based on an average £30 spent in Cornwall per visitor night in non-serviced accommodation (excluding accommodation and travel), this would produce net additional expenditure of around £4.2 million per annum.
- F5.35 However, some of this expenditure (assumed to be 10%) is likely to occur outside the main impact area. Given the proposed high provision of retail and leisure uses within the resort and the fairly limited local provision outside it, a further 60% could reasonably be expected to be captured by the facilities on the development site, and jobs in these facilities are already counted in the direct employment figures above. Thus, the level of off-site expenditure attributable to Carlyon Bay visitors is estimated at no more than 30% of the £4.2 million total. If £43,000 of tourist expenditure supports 1 FTE job (from the Cornwall Visitor Survey), it can be assumed that the scheme would support about 30 jobs in the main impact area as a result of visitor spending.
- F5.36 On this basis, the operation of the proposed development is estimated to support, directly and indirectly, an estimated 430 net additional permanent jobs in total within the local area, as indicated in Table F5.3.

Table F5.3 Total FTE Employment Attributable to Carlyon Bay

| Type of Use                  | Jobs In Main Impact Area | Jobs In Cornwall |
|------------------------------|--------------------------|------------------|
| Direct Jobs (net additional) | 320                      | 320              |
| Indirect/Induced Jobs        | 80                       | 160              |
| Visitor Related Jobs         | 30                       | 40               |
| <b>Total</b>                 | <b>430</b>               | <b>520</b>       |

F5.37 Across Cornwall, a similar calculation indicates that about 520 net additional jobs would be generated in total, including the 430 jobs in the local area.

F5.38 The number of additional jobs generated in the main impact area would be equivalent to about 1% of the current 36,700 jobs in the former Restormel borough. While this amount of jobs is small in relative terms, 430 new jobs is a sizeable economic gain for this area with above average unemployment. In addition, there have been very few developments in Cornwall over the last 10 years that have delivered anything like this level of jobs. On this basis, the employment impact is assessed as beneficial and major in scale.

### Impact on Local Labour Market

F5.39 The impact of the 320 net additional jobs at Carlyon Bay likely to be created by this development also needs to be considered in terms of its effect on the local labour market.

F5.40 As noted earlier, the main impact area has above average unemployment within the region and at least 1,550 residents currently unemployed. A large proportion, over 54%, of these claimant unemployed residents are seeking jobs in lower skilled and sales/customer service occupations. Past employment growth in the area has been moderate compared with Cornwall generally.

F5.41 In this context, the 320 net additional jobs on-site would make a significant contribution to reducing local unemployment; if all were filled locally, they could reduce local unemployment levels by just over 20%. If all jobs attributable to the scheme, both direct and indirect, are counted, this could reduce local unemployment by almost 28%. There have been very few developments in Cornwall over the past 10 years which would have had this potential level of impact on the local labour market.

F5.42 While the scheme will provide a range of job types, many will be in sales or customer service or other lower skilled occupations most sought by local unemployed workers. There will also be a range of other job types (e.g. managers, chefs, accountants, personal fitness and maintenance staff) that will provide job opportunities for other unemployed groups. Reflecting that the proposed development is intended to operate on a full-time basis, most of these jobs will continue all year round.

F5.43 In addition, the site management and operating groups responsible for the employees will be working closely with Cornwall College to provide specifically

designed training to ensure the standards of employee performance remain high.

- F5.44 Based on the above factors, the impact of the scheme on the local labour market is assessed as beneficial and major in scale within the local context.

### **Impact on Community Facilities/Emergency Services**

- F5.45 The estimated increase in the population of the main impact area by up to 1,200 permanent new residents may give rise to some increased demand on other existing community facilities, such as local libraries, places of worship, nurseries, community halls and emergency services. However, within a town of 48,000 people, this additional level of demand appears likely to be small relative to existing usage of these facilities. It is not considered that the short-stay population of the Carlyon Bay development would create significant demands on these local community facilities, reflecting the short duration of these visits.
- F5.46 The impact of the proposed development on other community facilities in the local area is therefore assessed as negligible.
- F5.47 Emergency services do not plan for accommodating additional need in the same way as other infrastructure providers. Consultation with the Council's Fire and Rescue Service and the local St Austell fire service indicates that the site is considered to be within an acceptable response time from the local fire station. The St Austell police and ambulance stations are both within 3 km of the Carlyon Bay and should also be able to serve the development with a reasonable response time.
- F5.48 In addition, as noted in Chapter G (Transportation) of the Environmental Statement assesses that the site access road will be of a sufficient width to provide access for all types of vehicle including emergency vehicles, and complies with Part B5 of the Building Regulations, 2000. Furthermore, the parameter plans show that the tennis courts at Polgaver allow for emergency helicopter landing if required. Adequate water supplies for fire fighting purposes will be achieved by complying with fire hydrant requirements.

### **Impacts on Leisure Provision**

- F5.49 The proposals include a range of leisure and catering facilities and consideration has been given to any impacts these might have on similar facilities within St Austell or elsewhere in the main impact area.
- F5.50 As noted earlier, the St Austell area has a fairly modest level of commercial leisure provision at present, concentrated in the town. Only the town's fitness centre and some of its bars/restaurants would potentially face any competition from the proposals at Carlyon Bay. However, the Carlyon Bay facilities are likely to predominantly serve a different market sector, largely the population of the holiday units and other accommodation within the scheme itself. The scheme's location is also not well placed to serve residents of St Austell when

more convenient facilities exist in the town. Therefore this scheme will not have an adverse effect on existing leisure facilities and will further enhance the area's current offer with high quality new facilities. In addition, with a significantly expanded holiday and permanent population arising from the Carlyon Bay scheme, this sector of the local leisure market should be able to cope with some increased provision.

- F5.51 For these reasons, on balance, the impact of the scheme on current leisure facilities in the local area is assessed as moderate beneficial in its magnitude.

### **Impacts on Open Space**

- F5.52 Standards for new open space for residential development set out within the Restormel Borough Council Planning Obligation and Community Infrastructure Guidance Note. This indicates that a Local Equipped Areas of Play (LEAP) would normally be required on site when the site area exceeds 0.8 hectares (2 acres) or 50 open market dwelling units are proposed. A LEAP is an area of open space that is designated and equipped for children of early school age and within five minutes walking time from dwellings. It would have an activity zone a minimum of 400 m<sup>2</sup> in area.
- F5.53 As part of the scheme, various open air recreational facilities will be provided in the Polgaver beach area. These will include two tennis courts (up to 1,500 m<sup>2</sup>), picnic facilities (up to 1,000 m<sup>2</sup>), an equipped playground for children (up to 800 m<sup>2</sup>), a beach facilities building (50 m<sup>2</sup>) and habitat and ecological areas. In addition, a promenade extending the length of the Crinnis frontage leading to a wooden boardwalk extending across Shorthorn will be provided. This will use high quality materials and be part lit (on Crinnis) and will provide improved access along the seafront for both disabled and other users. In addition, as the proposed residential element of the scheme will be located within an area of predominantly open land, including a beach area, it will have immediate access to a large area of open space. These proposed facilities more than meet the requirements of the Guidance note.
- F5.54 During the construction period, there will be a temporary diversion required for safety reasons to a footpath running across the site. However, access will still be easily available to extensive areas of the site and any increase in the length of walk as a result of the diversion will be minimal.
- F5.55 On this basis, the proposals will have no negative impact on existing open space provision in the local area. Indeed, the development will maintain and enhance existing public access to the site, including disabled access, and greatly improve access along the seafront and beach area by providing a new promenade. They will also provide new open air recreational facilities in the Polgaver beach area which exceed the minimum requirements.
- F5.56 Overall, impacts on open space are therefore assessed as beneficial and moderate in scale.

**Retail impacts**

- F5.57 The proposed development provides for 440 m<sup>2</sup> of retail space, which would form a small amount (0.3%) of current retail provision in the main impact area or in St Austell town. This proposed retail space would comprise a number of small shop units primarily aimed at serving the residents of the Carlyon Bay scheme. Given its scale and planned role, the retail element of the development should not have any significant impact on the vitality or viability of St Austell town centre, which would serve a different market and has a relatively strong centre.
- F5.58 The scheme's potential impact on retail provision in the area is therefore assessed as negligible.

**Tourism Impacts**

- F5.59 The main impacts of the development in tourism terms would include:
- 1 an increase, by in the order of 256 units, in the amount of short-stay accommodation in the area; this would be equivalent to a major increase (up to 1,280 bed spaces) over the current approximately 930 bed spaces in the St Austell area;
  - 2 greatly improved quality and range of accommodation in the local area, helping to make it more attractive as a visitor destination;
  - 3 provision of additional visitor recreation facilities which should enhance the general attraction of the St Austell area;
  - 4 provision of a high profile, new development in an area of tourism importance; this also has potential to raise the profile of the St Austell area as an attractive visitor destination within Cornwall;
  - 5 provision of more facilities to retain staying visitors in an area which attracts a very large number of visitors to the Eden Project; this has potential to capture more spending from visitors to the area, who might otherwise choose to stay in other parts of Cornwall or come only on day trips from further afield; if only 1% of the Eden Project's 1.15 million annual visitors were to stay in the local area, this would amount to 11,500 visitors spending more money locally;
  - 6 provision of all-season facilities, which would help extend the tourist season in the area and encourage greater visitor spending in the local area throughout the year;
  - 7 generating further visitor spending in the local economy, supporting local jobs in tourism-related sectors.
- F5.60 Several of these benefits would accord with the potential tourism growth sectors for Cornwall identified in paragraph F4.52, particularly providing higher quality products, a more sophisticated visitor experience, out-of-season options and more, all-weather options.

F5.61 It is not considered that provision of additional short-stay accommodation will have any adverse impact on existing visitor accommodation in the local area since:

- 1 the local supply of visitor accommodation does not appear very large relative to the number of day visitors that the Eden Project attracts;
- 2 the combined accommodation and leisure facilities would cater to a different market from most of the existing accommodation around St Austell;
- 3 the proposed high quality accommodation has the potential to expand the visitor market for the area by raising its profile; an increased number of visitors could increase demand for local bed & breakfast accommodation, for example.

F5.62 The proposals are also consistent with tourism aims in the former Restormel Borough Council's 2008 Strategic Investment Framework & Economic Strategy for the St Austell, St Blazey and Clay area. This indicated "Support should be given to the private sector in the development of high quality facilities and accommodation that would be attractive to visitors as well as residents of Cornwall."

F5.63 Overall, the impact of this scheme on the local tourism market is assessed as beneficial and major in magnitude.

### Impacts Relative to the Extant Planning Permission

F5.64 The socio-economic impacts of the current proposals have also been compared with those likely to have arisen from the extant permission for the site, dating from 1995. Table F5.4 below sets out the type and scale of facilities proposed in each scheme.

F5.65 From this, it is clear that the current scheme involves the same amount of commercial floorspace as the 1995 scheme and the same overall number of units of accommodation.

Table F5.4 Comparison of Current and 1995 Carlyon Bay Proposals

| Facilities                        | 1995 Scheme           | Current Proposal      |
|-----------------------------------|-----------------------|-----------------------|
| Units for short-stay visitors     | 511                   | 256**                 |
| Permanent residential units       | 0                     | 255                   |
| Bars/restaurants                  | 2,609 m <sup>2</sup>  | 2,600 m <sup>2</sup>  |
| Retail facilities                 | 440 m <sup>2</sup>    | 440 m <sup>2</sup>    |
| Leisure/sports facilities         | 6,826 m <sup>2</sup>  | 7,396 m <sup>2</sup>  |
| Total non-residential floorspace* | 10,436 m <sup>2</sup> | 10,436 m <sup>2</sup> |

\* Note: total floorspace for 1989 scheme does not sum exactly to floorspace in individual scheme elements

\*\* assumed proportion of dwellings that could be occupied by short stay visitors

F5.66 The 1995 scheme specified the number and type of leisure facilities as including a swimming pool, sauna, snooker club, art gallery, quasar club, squash courts, a multi-purpose hall, shop and five bars/restaurants. The current proposals are also likely to contain a pool, sports hall, retail facilities, bars and restaurants but the numbers of such units are less well defined given the outline nature of the proposals at this stage. Broadly, the current scheme has a slightly greater amount of sports/leisure provision, the same amount of retail space and almost the same amount of space devoted to bars and restaurants. Exactly the same number of dwelling units as in the 1995 scheme are proposed although it has been assumed for testing impacts that there will be 255 fewer units likely to be occupied as short stay visitor accommodation, with more units intended for permanent residential occupation.

Table F5.5 Employment from Current Scheme v 1995 Extant Permission

| Type of Use                      | 1995 Scheme                  |            | 2010 Scheme                  |            |
|----------------------------------|------------------------------|------------|------------------------------|------------|
|                                  | Floorspace (m <sup>2</sup> ) | Jobs       | Floorspace (m <sup>2</sup> ) | Jobs       |
| A1 retail                        | 440                          | 22         | 440                          | 22         |
| A3/A4 bars & restaurants         | 2,609                        | 200        | 2,600                        | 200        |
| D2 leisure                       | 6,826                        | 98         | 7,396                        | 106        |
| Site management, maintenance etc | N/A                          | 30         | N/A                          | 30         |
| <b>Total Jobs</b>                |                              | <b>350</b> |                              | <b>358</b> |

F5.68 In terms of job generation, if the same job/floorspace ratios as for the current scheme were applied to the various uses in the 1995 scheme, it is clear that the total number of jobs produced by the current scheme would be very similar but slightly higher than that for the previously permitted scheme (Table F5.5).

F5.69 The currently proposed mix of uses should not, therefore, have significantly different socio-economic impacts on the local area than the 1995 scheme. However, the key differences are more local employment opportunities under the new scheme along with proposals to work collaboratively with Cornwall College and local schools to ensure quality job training is provided. This highlights the overall benefits of the updated proposals.

### Summary of Impacts

F5.70 Table F5.6 summarises the range of socio-economic impacts of the scheme. This indicates that the great majority of impacts will be positive or neutral with only effects on local primary education provision potentially negative and then small in magnitude. In contrast, the impacts on tourism, local employment opportunities and the labour market are all considered beneficial and major in scale, so that the net overall socio-economic impact of this scheme could be considered positive.

Table F5.6 Summary of Impacts

| <b>Theme/Area</b>           | <b>Impact</b> | <b>Magnitude</b> |
|-----------------------------|---------------|------------------|
| Construction Employment     | Beneficial    | Moderate         |
| Operational Employment      | Beneficial    | Major            |
| Local Labour Market         | Beneficial    | Major            |
| Population                  | Neutral       | Minor            |
| Housing                     | Beneficial    | Moderate         |
| Education (Primary Level)   | Adverse       | Moderate         |
| Education (Secondary Level) | Neutral       | Negligible       |
| Health                      | Neutral       | Negligible       |
| Leisure/ Recreation         | Beneficial    | Moderate         |
| Community Facilities        | Neutral       | Negligible       |
| Retail provision            | Neutral       | Negligible       |
| Tourism                     | Beneficial    | Major            |
| Open Space                  | Neutral       | Negligible       |

F6.0

## Mitigation Measures

F6.1

As indicated in the previous section, the most likely economic impacts of the proposals will be beneficial or neutral and will not give rise to any requirement for mitigation measures.

### During Construction

F6.2

The additional jobs generated during the construction period will comprise a positive impact that does not require mitigation. However, the economic benefits can be maximised by encouraging local recruitment for the new job opportunities offered, for example, and if feasible, by establishing a recruitment and/or training centre for construction workers on the site. A training initiative is already proposed between the applicant and the local Cornwall College to encompass the construction phase skills required. This is considered further below.

### After Completion

F6.3

The only potentially negative impact would be on education provision at primary school level. This impact was assessed as low and the increased demand arising from the scheme may well be able to be met within current capacity in the area. In addition, some children may choose to attend private schools or schools outside the local area, which should reduce the low level of additional demand. If it were considered significant impacts could still arise, any adverse impacts can be addressed through appropriate Section 106 contributions by the developer to help fund expanded education provision in line with the Restormel Borough Planning Obligations and Community Infrastructure Guidance Note.

F6.4

The 320 net additional jobs on-site (and 430 net additional jobs in total) generated by the proposals will comprise a positive impact that does not require mitigation. However, during the construction period it should be possible to maximise such economic benefits of the scheme locally through measures such as encouraging local recruitment for the new job opportunities and high standards of training offered. The types of initiatives that could be considered in relation to employment and training opportunities for the local population would therefore include:-

- 1 providing the opportunity for local labour resources to be used, including encouraging recruitment through local press and job centres;
- 2 encouraging, where practicable and viable, products and services to be procured locally; and/or
- 3 if feasible, provision of skills training facilities on site in conjunction with local skills partners such as Cornwall College.

- F6.5 Any measures would be subject to discussion with Cornwall Council and Cornwall College in the context of other employment initiatives.
- F6.6 It is also assumed that affordable housing will need to be provided offsite in accordance with the policy requirement of 40% of the total residential units in a location to be determined as further details of the scheme come forward.

F7.0

## Residual Effects

F7.1

This section looks at the residual effects of the proposed development, taking into account the baseline position and any mitigation measures which form part of the scheme. As very few mitigation measures are proposed, the residual effects in most cases will be no different from the impacts identified above.

### During Construction

F7.2

The overall socio-economic effect of the development during the construction period is identified to be positive as a result of the new employment opportunities provided.

Table F7.1 Summary of Residual Impacts during Construction Period

| Theme/Area              | Impact     | Magnitude |
|-------------------------|------------|-----------|
| Construction Employment | Beneficial | Moderate  |

### After Completion

F7.3

The only specific mitigation measure which may be necessary would be a developer contribution to expanded primary school provision in the local area. Following this potential mitigation, the impact on education provision would reduce from moderate adverse to negligible. With this mitigation measure improving the only adverse impact of the development, the residual socio-economic impacts of this proposal are rated as positive overall. The residual impacts can be summarised as follows:

Table F7.2 Summary of Residual Impacts during Operation of Development

| Theme/Area                  | Impact     | Magnitude  |
|-----------------------------|------------|------------|
| Operational Employment      | Beneficial | Major      |
| Local Labour Market         | Beneficial | Major      |
| Population                  | Neutral    | Minor      |
| Housing                     | Beneficial | Moderate   |
| Education (Primary Level)   | Neutral    | Negligible |
| Education (Secondary Level) | Neutral    | Negligible |
| Health                      | Neutral    | Negligible |
| Leisure/ Recreation         | Beneficial | Moderate   |
| Retail provision            | Neutral    | Negligible |
| Community Facilities        | Neutral    | Negligible |
| Tourism                     | Beneficial | Major      |
| Open Space                  | Neutral    | Negligible |

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## F8.0 **Summary & Conclusions**

- F8.1 The above analysis indicates the main impact area has performed moderately in economic terms in recent years. It is clear there is a need for more and better paid local jobs which are also suited to the skill levels of local residents.
- F8.2 Evidence shows that tourism is a particularly important sector and the area contains Cornwall's most popular paying visitor attraction by far. However, the local area's supply of visitor accommodation and other visitor facilities are under-represented compared with Cornwall as a whole.
- F8.3 In terms of community facilities, provision of health facilities is adequate with some spare capacity among GPs. However, primary school provision is tight with relative few surplus spaces and this is expected to worsen over the next few years.
- F8.4 The overall picture indicates that the majority of impacts will be positive or neutral with only effects on local primary education provision potentially negative and then moderate in magnitude, and will be neutral if appropriate contributions are made to address any shortfall in capacity terms. In contrast, the impacts on permanent employment, the local labour market and tourism are positive and considered major in scale within the economic context of this area, so that the net overall socio-economic impacts of this scheme can be regarded as positive.

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F9.0

## Abbreviations

- 1 ES – Environmental Statement
- 2 PPS – Planning Policy Statement
- 3 PPG – Planning Policy Guidance
- 4 ERDF – European Regional Development Fund
- 5 ESF – European Social Fund
- 6 R&D – Research & Development
- 7 CUC – Combined Universities in Cornwall
- 8 SIF – Strategic Investment Framework
- 9 LDF – Local Development Framework
- 10 IMD – Index of Multiple Deprivation
- 11 SOA – Super Output Area
- 12 VAT – Value Added Tax
- 13 NVQ – National Vocational Qualification
- 14 PCT – Primary Care Trust
- 15 MIU – Minor Injuries Unit
- 16 FTE – Full Time Equivalent
- 17 SPD – Supplementary Planning Document

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F10.0

## References

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- 1 NOMIS Webpage: <http://www.nomisweb.co.uk>
- 2 Neighbourhood Statistics Webpage:  
<http://www.neighbourhood.statistics.gov.uk/dissemination>

### **Health**

- 3 Joint Strategic Needs Assessment (February 2008), CIOSPCT.
- 4 NHS England Webpage:  
<http://www.nhs.uk/servicedirectories/Pages/ServiceSearch.aspx>

### **Education**

- 5 Children, Education and Families Overview and Scrutiny Committee Report (13 May 2010), Cornwall Council.

### **Sports and Leisure**

- 6 Draft Facility Needs for Community Sport in Cornwall (2010), Cornwall Council.
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### **Tourism and Leisure**

- 10 Value of Tourism 2008: Cornwall, South West Tourism.
- 11 Tourism in Cornwall 1992 to 2008 (2010), The South West Research Company.
- 12 Cornwall and Isles of Scilly Sector Profile: Tourism (December 2008), Cornwall and Isles of Scilly Economic Forum.
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