Recent workshops to examine ideas for the Eco community

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West Carclaze Eco-Community

Public Consultation

June 2014

What is it all about?

Cornwall Council, in partnership with Eco-Bos and the Homes and Communities Agency, has employed consultants led by Savills to masterplan the West Carclaze area for new homes, jobs, open space and new local facilities. We would like to involve you in shaping these proposals. This public exhibition is part of that ongoing process and we welcome your comments before we submit a planning application later this year.

So far we have been carrying out technical assessments on site and have produced some ideas or scenarios for an emerging masterplan. These ideas were reviewed by the People’s Panel and members of the Parish Council on 14 May 2014.

We are here to listen and you can help us by doing one or more of the following:

- Look at the display boards and give us your views on the issues and ideas.
- Discuss your thoughts with members of the team.
- Fill out a comment sheet and either place them in the comments box or post them to us.
- Complete the online survey www.surveymonkey.com/s/Ecocommunities
- You can also look at the exhibition material by visiting: www.cornwall.gov.uk/ecotown
- Contact: Post: Planning Delivery, Top Floor, Circuit House, Truro, Cornwall, TR1 1DT
  Email: ecotown@cornwall.gov.uk

The Story so Far

Cornwall Council has identified the need for additional new homes within the West Carclaze and Baal area.

Former Larger Eco Town Proposal

You have previously been consulted on a much larger scheme by Eco-Bos for a 2,000 home Eco-Town for West Carclaze and Baal. This scheme will be replaced by the new proposals as shaped by this community consultation.

Eco-Bos

Eco-Bos is a private sector joint venture company. The Eco-Bos partners are Swiss based Orascom Development Holding AG and Imerys the landowner and industrial minerals company who have pioneered the eco-communities initiative.

The Role of Cornwall Council

Cornwall Council, in partnership with the Homes and Communities Agency (HCA), is now facilitating the redevelopment of the former minerals operation site, focused around the West Carclaze area, south of Penwithick. Cornwall Council and the HCA will work closely with Eco-Bos, Imerys and local communities to help create a deliverable vision for the area.

Development consultants Savills have been employed by the Council to lead the masterplanning and environmental assessment process as part of a new planning application.

Your Views

We would like your views and ideas to help us design a masterplan for the Eco community. The intention is to submit an outline planning application by December 2014. Further consultation will be carried out before it is submitted.

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Vision for West Carclaze Eco-Community

“West Carclaze will be a welcoming sustainable place at the heart of the clay communities. It will be a sensitively designed environment, where nature and landscape form an integral part of the development. It will be a place where people can live and work, educate their children, have access to health and leisure facilities, meet friends, create communities and enjoy both the built and natural environment.”

People’s Panel Vision Statement and objectives January 2014

Summary of Objectives
Development should be brought forward in accordance with the following development principles:

• Establishing a vibrant, viable mixed use community
• Creating a high quality biodiverse landscape for all, including leisure and food growing
• Ensure good links with existing communities
• Distinctive and energy efficient homes
• Enable the community ownership of land and long-term stewardship of assets
• Provide the infrastructure, employment opportunities and facilities that will serve the growing community
• Create opportunities for integrated and accessible sustainable transport
• Provide a high quality environment with a strong mixed use heart

Summary of Potential Development:
• Approximately 1,350 – 1,750 homes (population of about 3,105 - 4,025 people) including:
  • Affordable housing
  • New local centre, with local shops
  • Health facility
  • Community facility
  • New Primary School
  • New local employment or live/work space
  • New footpath and cycle links, with safe and direct access to the local school and nearby facilities
  • Improved tourist routes, including an improved Clay Trail
  • Equipped and informal play space
  • Local food growing – such as allotments/community gardens
  • Public open space, including play areas and sports pitches
  • A green network of trees and hedgerows to promote habitats for wildlife
  • Local renewable energy generation

"West Carclaze will be a welcoming sustainable place at the heart of the clay communities. It will be a sensitively designed environment, where nature and landscape form an integral part of the development. It will be a place where people can live and work, educate their children, have access to health and leisure facilities, meet friends, create communities and enjoy both the built and natural environment.”

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The Three Scenarios Differ in Three Principal Ways:

- The modification or relocation of the Sky Tip
- The extent of development towards Penwithick
- The location of the local centre and primary school on the east or west side of the new road (road currently under construction)

Vision - Scenarios

Ideas for three Masterplan Scenarios have been developed for the future of West Carclaze. Each has been developed following detailed technical assessments, including ground conditions within the tips and filled pits, slope and shape of the land, local wildlife, and ecology.

Initial consultation has been undertaken with key organisations, People’s Panel and some members of the Parish Council. We are asking you to look at each masterplan scenario, give your thoughts on the areas you like or don’t like, and provide input into the design of a preferred masterplan for the area. There will be further opportunities to get involved as the masterplan design moves forward.

Common Elements of Each Masterplan Scenario:

- A mix of housing densities ranging from 25 dwellings per hectare (dph) on the sensitive edges, up to around to around 45 dph in the local centre.
- Each avoids areas that are not possible or which are difficult to develop for buildings.
- Retention of existing lake features and the rolling landscaped swathe of land within the south-west part of the site (Lower Ninestones, Ninestones and Ruddle lake).
- New solar energy parks located to West Carclaze Mica Dam and Lower Ninestones Mica Dam.
- Improved clay trail providing connections through to Cartaw and Rudderlee and new trails providing a number of routes through the landscape and town.
- New viewing points across St Austell Bay from Ninestones.
- Potential for holiday accommodation to be provided by Lower Ninestones Dam with potential views south over the Rudderlee Valley.
- Great Treverbyn Lake reformed with new sports grounds, recreation parks, wildlife refuges and community food growing.
- Bus only access from the A391 to the existing village of Carluddon and an improved Penhale Road for access to the new site with better pedestrian and cycle use.

The Three Scenarios

- Plan (above) illustrating the developable areas in green, the constrained areas in amber and in red the most constrained parts of the site (ecology, land conditions etc).
- View of 3D model, illustrating new road under construction and proposed Technology Park (above)
- Concept for a mixed-use local centre.

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Vision – Scenario 1

New Carluddon

Key Aspects of the Masterplan that Differ from Other Scenarios

- Local centre on the cross roads of Penwithick Road and Carbis Road.
- New primary school included as part of the local centre with playing fields on the flat land above Baal Terraces.
- Great Treverbyn Lake reformed with new sports grounds, recreation parks, wildlife refuges and community food growing.
- Sky Tip removed, and new sculpted landscape feature located on top of West Carclaze Mica Dam; becoming landsculpture public open space
- Settlement gap between Penwithick with vehicular connections limited to the existing Penwithick Road and a restricted access Penhale Road, improved for walking and cycling.

Q: What do you or don’t you like?

Parcels Plan - you can use the numbers on this plan to help reference any particular comments you have about this idea for the masterplan.
Key Aspects of the Masterplan that Differ from Other Scenarios

- Local centre on the cross roads of Penwithick Road and Carbis Road.
- New primary school included as part of the local centre with playing fields on the flat land above Baal Terraces.
- New town integrated and well connected to Penwithick through a network of streets to mutually support new and existing local facilities with better walking and cycling connections.
- Strategic greenway to link Carbis Moor and Carloggas Downs to provide an ecology path as well as recreation and amenity space such as play areas.
- Sky Tip retained, transformed to improve safety for ease of public access and sculpted to provide a new viewpoint.

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Key Aspects of the Masterplan that Differ from Other Scenarios

- Local centre located between the new technology park and Great Treverbyn Lake.
- New primary school sited on the north eastern extent of Great Treverbyn Lake with playing fields out onto existing Mica.
- No development to abut the settlement boundary of Penwithick, retaining existing arable and pasture land.
- Development southwest of Penwithick running alongside new link road and existing A391.
- Sky Tip removed, and new sculpted landscape feature located on top of West Carclaze Mica Dam, becoming land art integrating a recreation hub and viewpoint.

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Community Vision

Foundations for a Community
West Carclaze Eco community aims to create a thriving community which contributes to adjoining communities, including Penwithick, Carnkie and St. Ewe. A successful community should deliver a broad range of facilities within easy reach by foot. The emerging masterplan scenarios all seek to deliver a local centre, primary school, health and community facilities. Services for the community are a vital attribute of all emerging masterplan scenarios for West Carclaze.

Mix of Uses
West Carclaze Eco community will deliver a local centre, a new primary school, health and community facilities. Local services are key attributes of each emerging scenario and essential part creating a new community, whilst benefiting nearby communities.

Jobs
As part of creating a balanced, sustainable community we are also delivering a significant amount of opportunities for new jobs by providing space for businesses, such as start-up units and strong links to both the approved ESAM Technology Parkland and the Enterprise Park to the southwest of the site. In addition to this, jobs will be created through a much broader range of activities such as community facilities, local retail, potential care homes and the Primary School.

Places to Live
The masterplan provides an opportunity to deliver a range of new homes and cater for local need. The scale and form will also respond to nearby homes, views and access to local facilities. Homes will also need to be energy efficient, and contribute towards creating a low carbon environment. Providing a range and choice of housing types and tenures, including affordable, is important in creating a balanced and strong community, providing new homes and jobs to the area. The current demand in the region is for a greater range of family homes, but we are also aware that a full range of housing still needs to be provided to cater for local needs and families of all sizes.

Q: What sort of facilities would you like to see delivered to help create a strong community?

Q: Would you prefer to see an emphasis on family homes rather than flats included in the development?

Below: Proposed European funded ESAM Technology Park

Concept for a residential street with linear green space

Illustrative concept for a new village centre for West Carclaze, with a mix of local facilities and homes
A Sustainable Place

The masterplan concept has been led in part by the need to create a sustainable and long lasting place that is ‘low energy’ and where heating and powering homes is affordable. This enables the future West Carclaze Eco community to live sustainable lifestyles.

A Low Carbon and Low Energy Place
Carbon dioxide (CO2) emissions, including from energy production and energy usage, have been linked to climate change. Therefore energy efficiency has been carefully considered as part of the masterplan design.

Energy
A detailed energy strategy is also being investigated. As well as energy efficient homes, we are also investigating opportunities for neighbourhood energy generation.

The site could also include a solar park, which could also become part of a long term community asset to help with the creation of a potential local community trust. Streets have been set out wherever possible with a general east-west emphasis to make the most of the sun’s energy, with south facing properties. This is one way in which the masterplan seeks to be energy efficient.

Managing Water
A ‘sustainable drainage system’ (SuDS) is proposed which will help manage surface water as well as create a series of local water features that will form part of the multi-use community gardens and add to the lakeland landscape of the former quarry site. SuDS aim to intercept rainfall by a variety of means and mimic natural drainage conditions as far as possible. This means allowing small showers to soak into the soil and controlling heavier rainfall (usually in small ponds and wetlands), so that it can be released very slowly into rivers.

Efficient layouts:
• East-west structure to encourage passive solar design.
• Sustainable and energy efficient construction.
• Walkable neighbourhoods and social places with access to facilities.
• All homes will be fitted with real time display energy monitors.
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The Great Treverbyn Tip, known as the Sky Tip, is a recognised local landmark that can be seen from a distance and is a legacy from historical mining on the site. The Tip is mostly made of sand left from local mining within the site. Similar tips can be found in the wider area, though the number in the clay country area has reduced as sites have been restored into a more rural landscape.

This clay heritage is complemented by a landscape of restored tips and network of clay trails and access to rough land which has historically been the subject of minerals extraction. When combined with the lakes (which are flooded pits) and the mica dam adjacent to the Great Treverbyn Tip, the location has a landscape of diverse interest.

Technical Assessments
Technical assessments have been carried out to understand the structure and stability of the Tip. Given the gradient of the slope of the Tip there is some evidence of small scale slippage on the majority of the slopes. However there is no major risk of significant collapse.

Can We Keep the Sky Tip?
The Sky Tip today stands in one of Imerys’ non-operational quarry sites. It is secured to discourage access from the general public and is regularly inspected. It is safe in its current environment however, if we want to make the Sky Tip an integral part of a new community a number of changes would need to be made to ensure it is accessible for public use.

Therefore the Sky Tip cannot remain in its current form if it is to become part of a development and be integrated into the wider public open space network for the community and visitors to the area. Since it is symbolic of the mining heritage of the Clay Country, a new landscape feature could be created, which is accessible for all.

Sky Tip Opportunities

Q: Would we like your views as to what should happen to the Sky Tip:

Q: Should it remain on site and a new safe and accessible landscape landmark be created?

Q: Should it be removed with a new landmark landscaped elsewhere on site?
An Accessible Environment

The masterplan will seek to deliver sustainable means of transport and encourage movement by foot and cycle, and access for all users, including people with impaired mobility. The masterplan has therefore been designed as a series of pedestrian friendly streets and spaces within the development as part of a walkable neighbourhood – a place where local facilities, such as the school and shops, can be reached within a 5 or 10 minute walk.

The key road connection into the West Carclaze site will be via a new junction off the new A391, with connected streets throughout the site.

Buses

The scheme will also include a bus route through the area, with the majority of the development being within a five minute walking distance of new bus stops.

Cycling

In addition, the masterplan includes a series of safe public footpaths and cycleways to improve accessibility for both the new and current residents in the area. We have also included new links and improvements to the Clay Trail through the site, which runs along the restored Ninestones landscape, with the addition of new viewing points and interpretation areas to explain and celebrate the mining history of the area and connections to nearby destinations such as St Austell, Eden and the Wheal Martyn Museum in Ruddlemoor.

A new tourist hub building could be included on site to provide local information on the trails and bridleways.

Q: Would you be encouraged to walk through the development to use the new facilities?
Where we live, work and play - the places around us affect our daily lives. Pleasant environments are enjoyable, inspiring places. They add economic value too, and should, if designed properly, contribute to the natural and physical quality of places. Great environments also contribute to far wider factors, such as tackling the cause and effects of climate change and energy and resource demand.

Our thoughts so far...

Protecting Landscapes
We are keeping hedgerows and trees wherever possible and adding new ones throughout the masterplan to create a green environment based on Garden City principles.

The Green Web
We are protecting local wildlife habitats as part of the development, in particular the St Austell Clay Pits Special Area of Conservation which supports a population of the protected plant species western rustwort and creating a strong green web of ecological spaces.

Healthy Landscapes
New green space, including play space and footpath networks will also be available to the wider community. We have suggested new allotments and food growing areas as part of a series of multi-use community gardens, which could be used to promote healthy living.

Play
We wish to create a variety of activities for the local community. The new and existing residents should have access to a range of leisure opportunities. We propose to deliver local leisure facilities, sports pitches, play space and green routes through the site into the countryside. The emerging masterplan also includes enhanced lake features with adjoining open spaces.

Places to play are therefore a vital part of the master plan. Our ideas so far include:

• A range accessible of play facilities for all age groups.
• Cricket/ sports pitch.
• Multi-use games area.
• New footpath and bridle way links through the site and accessing the existing countryside network, including the Clay Trail with interpretation boards.
• Picnic areas, linked to lakes and tourist trails
• Informal play space integrated into the housing areas.

Q: Do you have any other thoughts on what recreation facilities are required for the area?

Q: Would you use any new green links, allotments and open space?
Next Steps

Have Your Say!
A Stakeholder Workshop was carried out in February 2014 to understand the issues and develop some high level principles for development. On 14 May a People’s Panel and Parish Council workshop was carried out to review and test the emerging masterplan scenarios. This exhibition is part of an ongoing process to help evolve the masterplan for the area.

The comments received today and throughout the consultation process will help inform the final masterplan and there will be further opportunities in the early autumn to have your say on proposals.

Second Exhibition
We also intend to host a further public exhibition in early Autumn 2014 to show you progress prior to submitting any planning application.

Planning Application
Cornwall Council aims to submit an outline planning application at the beginning of December 2014.

We Welcome Your Comments
You can provide us with your comments today by completing a feedback form. You can also complete the online survey:
www.surveymonkey.com/s/Ecocommunities
or contact:
Post: Planning Delivery, Top Floor, Circuit House, Truro, Cornwall, TR1 1DT
Email: ecotown@cornwall.gov.uk

Thank you again for your participation. We look forward to hearing from you and hope to see you at the next exhibition.

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