

Carluddon Technology Park

Planning Summary



Planning
Future **Cornwall**



European Regional
Development Fund
Investing in your Future



Carluddon Technology Park Planning Summary

1 Introduction	3
2 Background	3
3 The Carluddon Technology Park	4
4 The Application	5
5 The Site	5
6 Public Consultation	6
7 Environmental Impact Assessment	6
8 Planning Policy Context	7
8.1 Principle of Development	8
8.2 Project Delivery and Timing	9
8.3 Relationship to the Potential West Carclaze/Baal Eco-Community	9
8.4 Relationship to the Potential A391 Improvements	9
8.5 Design, appearance and sustainability	9
8.6 Impact on Minerals	10
8.7 Localism	10
8.8 Impact on Neighbouring Occupiers	11
8.9 Ground Contamination and Mining Legacy	11
8.10 Transport and Accessibility	11
8.11 Landscape and Visual Impact	11
8.12 Impact on Cultural Heritage	12
8.13 Impact on Water Quality	12
8.14 Impact on the Natural Environment	12
9 Delivery	13
10 Conclusion	14

1 Introduction

This summary has been prepared by the applicant, Cornwall Council and provides an overview of the hybrid planning application for a Technology Park at Carludon to the north of St Austell. This statement responds to the requirements for major planning applications exceeding 100 pages to provide a planning application summary.

This document provides a summary of the main elements of the planning application in terms of its background and context, the key elements of the proposals and the documents submitted.

2 Background

The application concerns to provision of a new employment site on 2.8 hectares of land to the west of Carludon and will bring new job opportunities to the area.

The proposal will create a business cluster in a high profile location that will attract companies that are at the forefront of environmental technologies which will in turn facilitate growth of existing businesses in this sector.

This planning application is being submitted by Cornwall Council in response to a sectorial market need that has been identified in the St. Austell and China Clay area through evidenced based documents such as the Restormel Employment Land Assessment 2006 and Cornwall Council's Employment Land Review 2010 and through market and feasibility assessments concerning the project such as the PACEC Report undertaken in 2012.

The St. Austell and China Clay area has also been identified as a priority under 'Unlocking the Economic Potential of Place' (Priority Axis 4) of the Convergence ERDF (European Regional Development Fund) Operational Programme for Cornwall and the Isles of Scilly 2007-2013.

This Programme identifies strategic and transformational priorities and has the potential to provide gap funding through ERDF for eligible development.

The St Austell and Clay Country West Carclaze site has been identified as a priority for Convergence funding through Priority Axis 4 by the St Austell, St Blazey & Clay Area Strategic Investment Framework produced in 2008 and subsequent mid-term review of the Strategic Investment Framework undertaken in 2010.

The delivery of the project is reliant on gap funding intervention through ERDF which is time restricted and requires planning permission to be in place by Spring 2013 and delivery by the end of 2015.

Further details concerning the history behind the scheme can be found in the Planning Statement, the Sequential Test and Chapter 3 of the Environmental Statement accompanying this application.

3 The Carluddon Technology Park

The description of development is a hybrid planning application for a 2.8 ha technology park seeking:

- (i) Detailed permission for circa. 2300 sqm gross internal floorspace employment building for B1 (business) and B2 (general industrial) purposes with associated access, parking and landscaping.
- (ii) Outline permission for the remainder of the Technology Park consisting of up to 6000 sqm of gross external floorspace for B1 (business), B2 (general industrial) and B8 (storage and distribution) purposes with associated access, parking and landscaping including full detail of development platforms and site servicing with associated landscaping.

In summary the proposal comprises the following developments at Carluddon:

- Construction of the phase 1 building called ESAM (Employment Space for Advanced Manufacturing) to the northern end of the application site which comprises of a single building with gross internal floor space of upto 2300 m² of B1 and B2 uses. The building will provide approximately 893 m² of lettable industrial space and 384 m² of lettable offices in a rectangular shape building with shared management facilities and meeting rooms.
- Construction of unlocking infrastructure to the phase 2 land including access roads and levelling of site to provide for development platforms.
- Establishing the principle of employment development on the phase 2 land for upto 6,000 square metres of B1, B2 or B8 uses to enable the submission of subsequent reserved matters applications concerning scale, siting and appearance of such development.
- Proportionate landscaping provision with associated phases.

It will take approximately 12 months to construct the phase 1 elements of the scheme and the unlocking infrastructure and site levelling.

4 The Application

Extensive information has been submitted in accordance with national and local requirements, to support the application and to provide sufficient information for the local planning authority and all other consultees to fully understand the proposals and assess their implications. The full list of documents submitted with this application is as follows:

- Applications forms, application fee and certificates of ownership
- Application drawings
- Planning Statement
- Design and Access Statement
- Environmental Statement including a Non-Technical Summary
- Utilities Statement
- Drainage Strategy Statement
- Transport Assessment
- Statement of Community involvement
- Sequential Test to Site Selection
- Impact Assessment
- Geotechnical and Geo-Environmental Assessment

5 The Site

The site is located approximately one mile to the north of the settlement of St. Austell within the China Clay area. The development site is located between the villages of Scredda, Carluddon, Penwithick and the non-operational china clay workings of West Carclaze and Baal.

The topography of the site area is relatively flat, situated on an elevated plateau with the land to the west gently sloping down towards the coast and St Austell.

The site is characterised by despoiled land, remnant heath and moorland, dominated by the clay extraction industry. Whilst the site is no longer mined for china clay, the previous extraction process has been extensive and has had significant implications on the local landscape character with retains a number of the relics of the clay mining operations. As the area has not been mined for many years, distinct vegetation re-growth can be found in certain areas.

There is a dispersal of residential dwellings, predominately linked to the areas mining past alongside remnants of old field patterns which contribute to a post industrial landscape of rich diversity.

The existing A391 route runs to the north and east of the application site and provides access to existing properties in Carluddon, and connection to the north east distributor road connecting to the A390 east of St Austell. The proposed A391 improvements will run to the west.

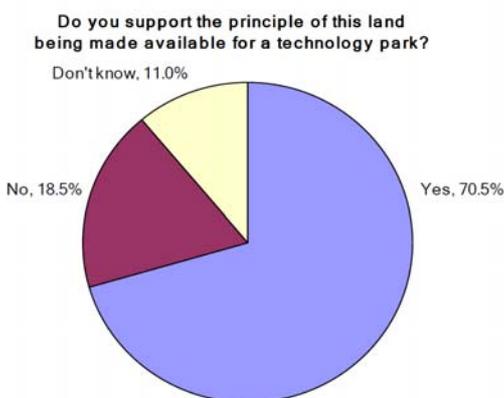
The site is located within the Minerals Consultation Area. The site now forms part of Imerys non-operational china clay workings however it still benefits from an extant minerals operation permission.

St Austell Clay pits Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) is located 450 metres to the south east of the Technology Park site boundary.

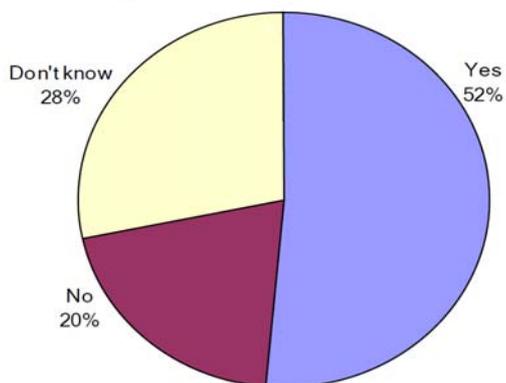
6 Public Consultation

Public consultation on the proposal was undertaken from 20th August to the 1st October. This comprised a series of events from 8th September to the 14th September and information and a survey available online throughout this period.

70.5 % of responses were supportive of the land being made available for a technology park whilst 76.6% were supportive of the provision of high quality employment workspace, new businesses and



Do you think the design of the employment building is appropriate for the local area?



jobs to the area. 51.5 % stated at the time that the design was appropriate for the local area. It is important to note as is detailed in the design and access statement the design has evolved in response to consultation comments received.

The Statement of Community Involvement accompanying this application sets out in the detail the response received.

7 Environmental Impact Assessment

An Environmental Impact Assessment (EIA) has been undertaken, in accordance with Schedule 2 of Town & Country Planning (Environmental Impact Assessment) (England) 2011 Regulations because of the potential for significant environmental effects.

An Environmental Statement (ES) has been prepared to report the findings.

The ES reports on assessment undertaken, which have including the consideration of cumulative effects and their findings with regard to the following topics:

- Landscape and Visual Impact Assessment;
- Noise and Vibration;
- Air Quality;
- Traffic and Transport;
- Ground Contamination and Mining Legacy;
- Water Quality incorporating a Flood Risk Assessment;
- Natural Heritage;
- Cultural Heritage; and
- Land Use, Community and Socio economics.

The Non-Technical Summary of the ES which accompanies this submission has outlined the findings of the EIA. The Carludon Technology Park has taken account of the findings of these technical assessments and responded positively to the challenges that were identified. The findings of the EIA feeds into the assessment of the key issues set out below.

Whilst the proposals will result in a number of changes to the local environment, the majority of adverse effects are not predicted to be unduly significant and can be appropriately mitigated against whilst a number beneficial effects are also predicted.

8 Planning Policy Context

All planning applications have to be judged against national, regional and local planning policy. A new Local Plan which will cover all of Cornwall in a single document is being progressed to replace the dated policy in the Restormel Local Plan (2001), Cornwall Structure Plan (2004) and Minerals Local Plan (1998). However, as this plan is in the early stages of development these existing policy documents to the extent of which they are consistent with the governments new National Planning Policy Framework (NPPF) remain the relevant development plan for Cornwall. There are many relevant policies and further details can be found in the Planning Statement accompanying this application.

There are many other documents that are also material considerations to the determination of this planning application such as the St Austell, St Blazey and China Clay Area Regeneration Plan (October 2012), and the

St Austell, St Blazey and Clay Area Strategic Investment Framework & Economic Strategy (Sept 2008)

Following a review of the policy documents the key considerations relevant to this development are summarised below. Further detail can be found in the planning statement which accompanies this planning application.

8.1 Principle of Development

Cornwall Council has identified low carbon, sustainable technologies as having particular relevance for Cornwall as it seeks to stimulate robust economic growth to provide the high skill, high wage jobs that it currently lacks.

Recent evidence based documents have shown that there is latent demand for high quality office accommodation with identified requirements for small scale flexible office workspace and a market gap for serviced plots which allow business/ occupiers to design and build there own buildings.

A Feasibility and Market Report undertaken by PACEC in 2012 into the potential project identifies a particular opportunity for the St. Austell area of a potential untapped demand for good quality business space. The Report identifies a number of key marketing criteria to help ensure that such a proposal is a success.

The site has been selected due to its ability to delivery a project that provides the marketing requirements outlined in the PACEC Report alongside ensuring that it is deliverable with the timescales of ERDF as outlined on page 4.

All other sites within the area considered to be deliverable in this timescale have been assessed as alternatives. But none of the sites can deliver the quantitative and qualitative criteria to the potential of the proposed. It is the only site to deliver the ESAM concept effectively in ERDF timescales.

The impact assessment concludes that the proposal is consistent with the adopted and emerging Development Plan and the NPPF, and will secure a sustainable pattern of development that meets local needs without adverse impact on the Town Centre.

In conclusion this is the only site to deliver the concept of the project within the St. Austell area in response to an identified demand. The site is acceptable in relation to the sequential assessment to site location and with regard to an assessment concerning the impact the project will have on the vitality and viability of St. Austell's town centre.

The proposal as a result fully accords with the objective contained in paragraph 7 of the NPPF for ensuring that sufficient land of the right

type is available in the right places and at the right time to support growth and innovation.

8.2 Project Delivery and Timing

As set out above Cornwall Council is submitting this planning application now because there is a time limited opportunity to secure sufficient grant funding.

8.3 Relationship to the Potential West Carclaze/Baal Eco-Community

The application site is located within the potential area of the West Carclaze/Baal Eco-communities site as can be seen within the site area of the live hybrid planning application (reference PA11/01390) for the West Carclaze/Baal Eco-community. However, whilst the Technology Park complements this wider scheme, the application is proposed on its own merits, and should therefore be assessed in this context. The delivery of the technology park is not reliant on the delivery of any other planning proposal. No assumption should be made that this application is reliant upon this wider scheme nor that the progression of this project will mean that the Eco-community will go ahead.

8.4 Relationship to the Potential A391 Improvements

It is however, important to acknowledge that this proposal has been submitted at the same time as the proposed full planning application for A391 road improvements which run to the north, to the south and to the west of the technology park site.

The Technology Park has been designed to ensure that it is compatible with the A391 road improvements but additionally it can be undertaken with reliance upon them.

Nevertheless as the applications are adjacent to each other and are being submitted concurrently by the same applicant the submitted Environmental Statement address the impacts of this proposal individually and cumulatively with the A391 road improvements.

8.5 Design, appearance and sustainability

Planning policy at all levels is clear that design and visual appearance are important considerations.

The design evolution of the Technology Park is detailed within the Design and Access Statement that accompanies this application which explains how the scheme has developed in response to pre-submission consultations with key stakeholders, consultees and the public.

The principle visual detail that will be considered under this application relates to the detail design of the ESAM building which presents an innovative design for workshop and industrial space. It will provide high

quality accommodation appropriate to the operations that could be carried out directly in response to the recommendations contained within the PACEC Report relating to key marketing requirements.

Externally the proposal responds to the high quality and visible nature sought by the PACEC Report. The building consists of single design with two wings and a central space to accommodate shared facilities.

The elevational form is designed to reflect four clear components to define use through a palette of materials of timber, glass and render. The application of timber in different ways reflects the different building wings. The selection and use of glass reflects the desired transparency for the central breakout space with the rendered blockwork bookends enclosing and screening the opaque service elements of the building.

Internally the building promotes business contact and networking to maximise the opportunities for tenants benefitting from and interacting with other. This is done through common shared spaces that are created and linked to a central atrium which has visual links through each of the floors and along its length to a number of breakout spaces, meeting rooms, reception, toilet and showering facilities.

The building will be an exemplar of high quality sustainability in construction, services and management. It will achieve BREEAM excellent and leads the way in incorporating a very high standard of environmental and social sustainability practices

8.6 Impact on Minerals

The application site is located on land that is currently subject to minerals planning permission for the winning and working of China Clay. The site forms part of Imerys non-operational portfolio and active China Clay mining has not taken place for some time.

In addition the Council commissioned an independent report to assess the minerals potential of the land at West Carclaze and Baal. Further details of its conclusions and a copy of this report is appended to the planning statement which accompanies this application. Based on this evidence it is not considered that the development of the site will sterilise important minerals reserves.

8.7 Localism

The Localism Act is clear that the local community should be engaged in the planning and development process. It sets out requirements for developers to consult with the community however; the detailed legislation has not been enacted as yet.

Public consultation has been undertaken and a full breakdown of this consultation is contained within the Statement of Community Involvement which accompanies this planning application. It is

considered that the consultation that has been undertaken is more than sufficient to comply with this legislation should it be in place.

8.8 Impact on Neighbouring Occupiers

None of these reports assessing the impact of the development contained within the Environmental Statement consider that the proposal would have a significant adverse impact on neighbouring occupiers that can not be appropriately mitigated against. For example the visual impact of the phase 2 developments on Carluddon Farm can be appropriately mitigated against through the provision of landscaping.

8.9 Ground Contamination and Mining Legacy

The conclusion of Chapter 11 of the Environmental Statement is that a range of mitigation measures are recommended to resolve the potential impacts of the development which can be appropriately implemented through a detailed Construction & Environment Management Plan (CEMP), which will include a Material Management Plan, Site Waste Management Plan and Waste Acceptance.

8.10 Transport and Accessibility

Chapter 10 of the Environmental Statement comments that potential transport impacts from the construction of the Technology Park are not expected to be significant. And following the completion the traffic volumes are predicted to reduce in the majority of locations. When considered in isolation from the proposed A391 road improvement, no adverse impacts have been identified with the proposed development and as such no mitigation is required.

8.11 Landscape and Visual Impact

The Environmental Statement outlines through Chapter 7 that following a landscape and Visual Assessment of the proposals the potential change in landscape character could be effectively mitigated through the introduction of landscape mitigation measures that reflect local character and screen the elevations of the proposed Phase 1 (ESAM) and Phase 2 buildings within the surrounding landscape.

In relation to the visual effects of the proposals, being the visual effects of the proposal on people, the most significant visual effects of the Technology Park proposals would generally be experienced by residential properties located at Carluddon Farm to the south of Phase 2 and directly to the east within the surroundings of the Carluddon mini roundabouts. The impact is stated as a 'Moderate Effect' and further tree planting has been proposed to the south of Phase 2 development to reduce the visual effects on Carluddon Farm.

The proposed development is considered to have an overall 'Moderate Effect' within the local context. Within the wider context views would be distant glimpses in the wider context of St. Austell, Scredda or

Penwithick that already contains a degree of built development and a number of Landscape mitigation measures have been identified to integrate the proposed development to ensure the impact is acceptable.

In concluding Chapter 7 outlines that the Technology Park (Phase 1) is considered to be acceptable in landscape and visual terms, provided the landscape mitigation measures are fully implemented. The Technology Park (Phase 2) development would be acceptable provided future detailed planning applications are brought forward in accordance with Carludon Technology Park Design Codes document prepared by Pegasus which forms part of the planning submission.

8.12 Impact on Cultural Heritage

A total of six direct impacts on previously recorded archaeology of low value have been identified from the construction of the proposed development. The nature of the proposed development will mean that it is not possible to preserve any of the assets.

To ensure appropriate mitigation regarding the removal of these assets they will be recorded prior to construction and any structures or remains that survive will also be recorded.

8.13 Impact on Water Quality

Chapter 12 of the ES suggests that appropriate measures to prevent water pollution and flooding will be required during construction work of the Technology Park and will be detailed in a Construction Environmental Management Plan and Pollution Prevention Plan.

During the operation of the Technology Park, water runoff will be reduced at its source through the construction of a biomass store and via permeable pavements and storage tanks for hard surface areas. The risk from urban pollution is low and these systems should provide adequate treatment prior to surface water being discharged. As a result, no impact is predicted.

The proposed development will minimise its water usage by having a meter installed, rainwater harvesting, and flow restrictors on internal outlets, provided as part of plans to meet an excellent BREEAM rating. Therefore no impact on local water supplies is predicted. Wastewater flows from the site will be discharged via a separate system to a nearby sewer. The existing sewer has the capacity to receive additional flows and as a result no impact is predicted.

8.14 Impact on the Natural Environment

The impacts on biodiversity are considered within Chapter 13 of the ES. For each receptor the likely impacts arising from the construction and operational phases of the development have been assessed and mitigation measure identified to offset the identified impacts.

Fields surveys and assessments of ecological impacts have occurred throughout the design and assessment phase and as a result, potentially significant adverse impacts have been avoided. Where impacts cannot be avoided, mitigation measures to reduce impacts are proposed to be implemented.

Following mitigation, construction will have a slight adverse impact on the St Austell Clay Pits SAC and a neutral to slight adverse effect on the Carbis Moor CWS. The Western Rustwort will experience a slight beneficial impact through relocation to a refuge as part of a wider conservation strategy, although temporary risks from pollutants like dust could have a slight adverse effect. Habitats will experience a neutral to slight beneficial impact, bats will experience a slightly adverse impact and reptiles a neutral to slightly adverse impact.

During operation, there will be a slight adverse impact on the St Austell Clay Pits SAC as a result of increased nitrogen being deposited and a neutral to slight adverse impact on the Carbis Moor CWS, Treskilling CWS and Trethurgy & Garkar Valley CWS, however there is the potential to reduce deposition by choice of biomass plant and fuel type resulting in lower emissions (paragraph 13.11.6).

The operation of the proposed development will have a slightly beneficial impact on the Western Rustwort as colonies at risk will be transferred to refuge areas. Habitats, reptiles, birds, bats, badgers and dormouse will experience neutral to slight adverse impacts. A lighting plan including measures to be sympathetic to bat ecology whilst also meeting security and access requirements is proposed to resolve any significant impact on bats.

Overall, it is considered that the proposed development will have a slight adverse effect on ecological receptors and wherever possible appropriate mitigation measures have been implemented to ensure compliance with the aforementioned Local Plan policies paragraph 109 of the NPPF to minimise impacts on biodiversity and providing net gains wherever possible and paragraph 125 regarding the impact of lighting on biodiversity.

9 Delivery

The Council is bidding for European funding from the Convergence programme to deliver this project. Convergence is the European economic regeneration programme for Cornwall and the Isles of Scilly that runs until 2013 and requires all funded projects to be completed by 2015.

The Council has submitted this planning application now because of this time limited opportunity to secure sufficient grant funding to construct

this piece of road. This requires a successful funding bid for European funding through the ERDF Convergence programme to supplement grant funding the Council already has from central government and potentially securing funding through other sources such as Regional Growth Fund.

A positive response to the funding bid cannot be given until a planning permission is in place. Therefore the grant of planning permission project will assist with the securing of investment into the area which is of a time limited nature.

The following table set out an indicative timetable for construction providing funding is secured.

Estimated delivery timeline	
Date	What's happening
December 2012	Planning application to be submitted by Cornwall Council. Funding application submitted to the European Regional Development Fund (ERDF)
March 2013	Indicative planning determination date and potential funding secured from the ERDF.
Spring 2013	Tender period for main works contractor.
Autumn /Winter 2013	Work starts on the detailed phase of Technology Park
Winter 2014	ESAM building opens.

10 Conclusion

The proposal will address an identified demand for a business park focusing on low carbon and sustainable technology activities to stimulate robust economic growth to provide the high skill, high wage jobs in the St. Austell area.

The proposal will meet the policy objectives contained in the NPPF to 'delivery the development needs of business and support an economy fit for the 21st Century' (paragraph 20) and to 'plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries' (paragraph 21).

It will act as a catalyst for regenerative growth in St. Austell, 'supporting 'the provision of better paid full-time employment opportunities' (Draft Cornwall Local Plan) and 'facilitating business

transformation leading to high productivity' (Cornwall Council's Economic Ambition White Paper 2010).

Delivery of the ESAM concept is reliant on a 75% gap funding intervention from ERDF (Cabinet report 9 May 2012). ERDF funding is time restricted and requires planning permission to be in place by Spring 2013 and delivery by the end of 2015.

All other sites within the area considered to be deliverable in this timescale have been assessed as alternatives. Whilst each of these sites have their benefits in achieving the marketing criteria outlined in the PACEC ESAM Feasibility Project Stage 2 Final Report, none of the sites can deliver the quantitative and qualitative criteria to the potential of the proposed.

It is the only site to deliver the ESAM concept effectively in ERDF timescales. The release of this site for the development as proposed fits directly with the objective contained in paragraph 7 of the NPPF of 'ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation'.

Prepared by:

James Evans

Development Planning Officer

Cornwall Development Company

6 December 2012

A full copy of the planning application and environmental statement can be viewed at the Cornwall Councils website and the St Austell One Stop Shop, 39 Penwinnick Road, St Austell PL25 5DR.

If you would like this information in another format please contact:

**Cornwall Council
County Hall
Treyew Road
Truro TR1 3AY**

Telephone: **0300 1234 100**

Email: **enquiries@cornwall.gov.uk**

www.cornwall.gov.uk