

Welcome

Thank you for visiting this public consultation about our proposals for the Former Arla Creamery Site in Trevarrian.

This public consultation event runs from 6th-20th of July.

In April 2022, Acorn Blue submitted a Pre-Application to Cornwall Council to assist proposals for a residential led mixed-use development at the former Arla site at Trevarrian. The Pre-Application response was supportive in principle of a high-quality development of this type on the site, subject to the detailed design proposals.

Since this time, discussions have been ongoing with Cornwall Council and various consultees, stakeholders and consultants in respect of bringing forward the proposed development. We would now like to hear your views on what is being proposed.

Our proposals are intended to create a new development for Living and Working which will include:

- New homes
- Affordable Housing
- A new commercial/employment hub
- Landscaping and green space
- Site ecological enhancements

Please share your thoughts on the proposals with us by emailing: consultations@cadarchitects.co.uk All comments will be considered and will have the potential to influence the design as it evolves, prior to the submission of the planning application.

About the Project Team:



Based in Cornwall, Acorn Blue represent the regional office of the national Acorn Property Group. Over the last 20 years, Acorn Blue have delivered a diverse portfolio of high-quality residential developments across the region.



CAD Architects are a RIBA Chartered Architectural Practice with extensive experience in the design and delivery of development projects across Cornwall and the UK.



Laurence Associates are a chartered practice which hold status with the RIBA, the Royal Town Planning Institute, and the Chartered Institute of Architectural Technologists. Laurence Associates offer a comprehensive range of planning services and take a bespoke approach to each project to support its delivery.



Vectos are a leading specialist consultancy in transport planning and infrastructure design.



About Acorn Blue

Acorn is an independent development and regeneration specialist that has, for many years, successfully created a range of residential-led refurbishment and new build schemes.

Acorn specialise in bespoke developments to meet local needs.

Established in 1995, Acorn has a strong focus on providing interesting, complementary and sustainable architecture that adds quality and a sense of purpose to its immediate environment.

Acorn have a broad portfolio of completed developments including sites in urban and rural locations, brownfield and greenfield sites, new build and conversions including listed buildings and numerous residential and commercial mixed-use sites. A selection of recent completed developments are presented below:



The Dunes, Perranporth



The Carracks, St Ives



One Lusty Glaze, Newquay



Cubis, Bruton, Somerset



Cross Farm, Wedmore, Somerset



The Courtyard, Duporth

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Site Assessment 01

The site is located to the north-western edge of the hamlet of Trevarrian, to the north of the B3276 between Mawgan Porth and Newquay. The site lies between Mawgan Porth to the north and St Mawgan to the east. The land immediately surrounding the site on the north-eastern side of the B3276 is predominately agricultural except for a few sporadic houses.

To the northwest is the Travellers Rest car park along with a glamping site containing four pods. To the south of the site is 2 Trevarrian Holiday Park. To the southwest to the northwest are approximately 50 dwellings that form part of the settlement of Trevarrian.



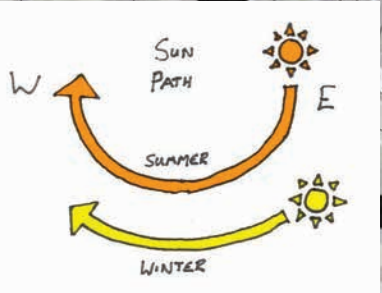
Photos of the former Arla Creamery building and landscape bund to the front of image



Existing building showing the extensive car park and service yard



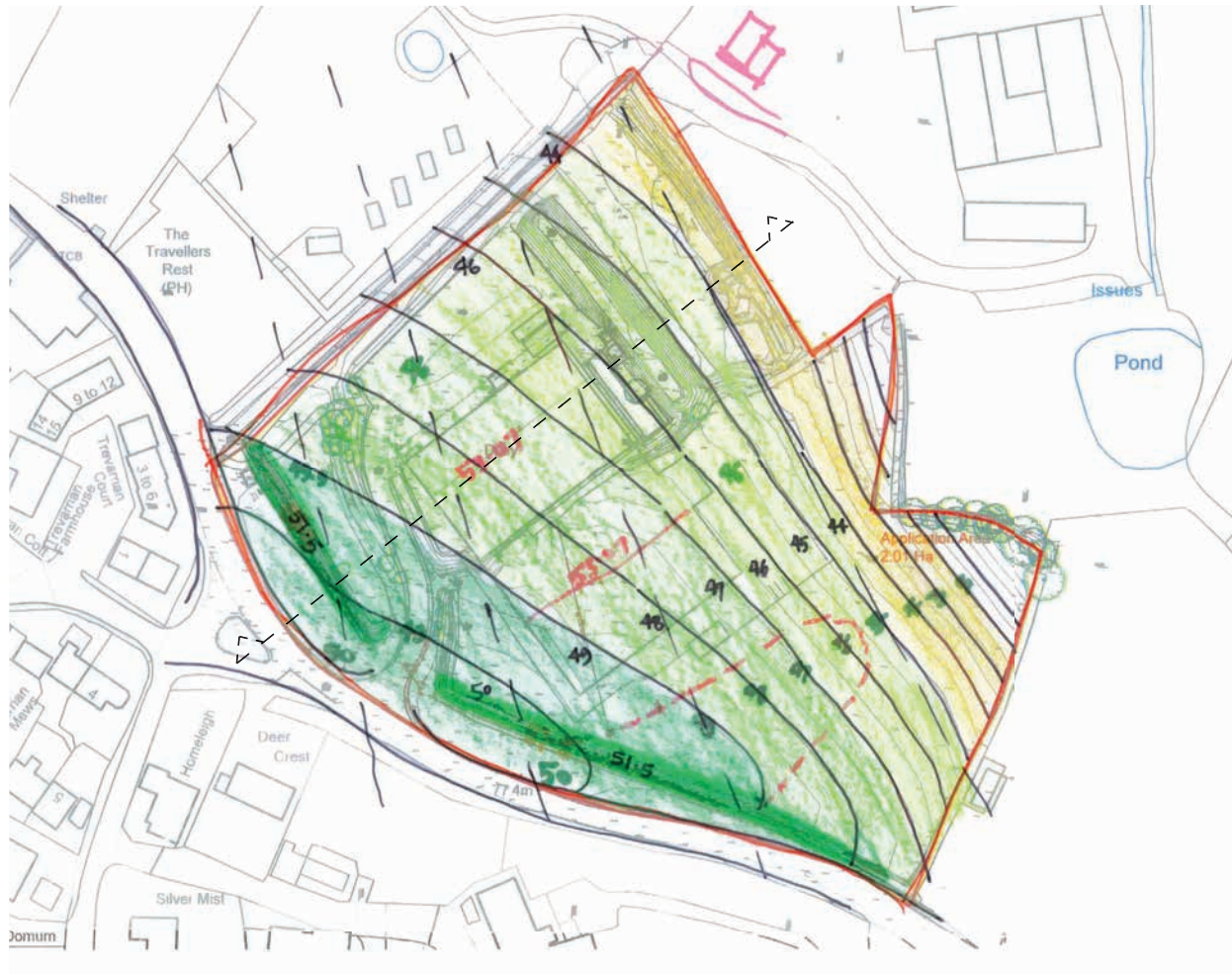
Site Analysis Diagram



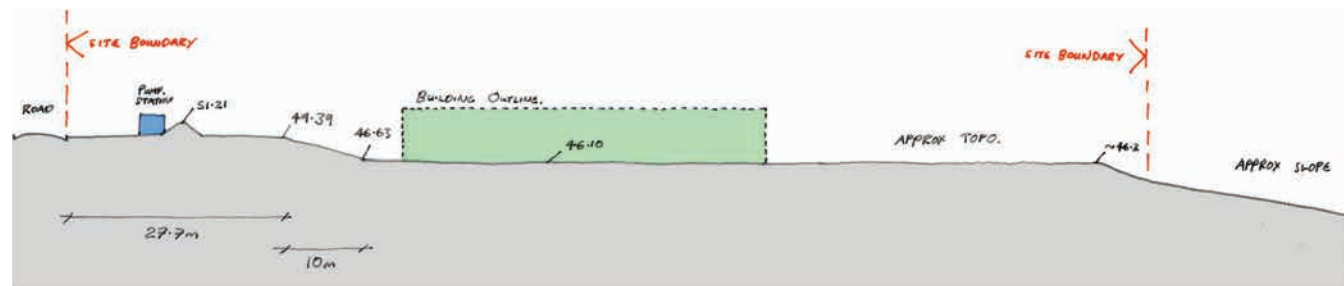
Site Assessment 02

The Creamery site measures at 2.2 hectares in size, and slopes downwards from the western corner to the north-east. The existing Creamery building is situated towards the north-western area of the site.

The building is clad in pale grey-green powder coated vertical steel cladding, with a pale grey powder coated steel roof. A tarmac parking area is located to the north-west of the building. The floor level of the existing creamery building is set down on the site, being approximately 3 metres below the level of the B3276.



Drawing showing the natural topography of the site prior to the existing development



Section through the existing site showing the change in levels

Existing Site Levels

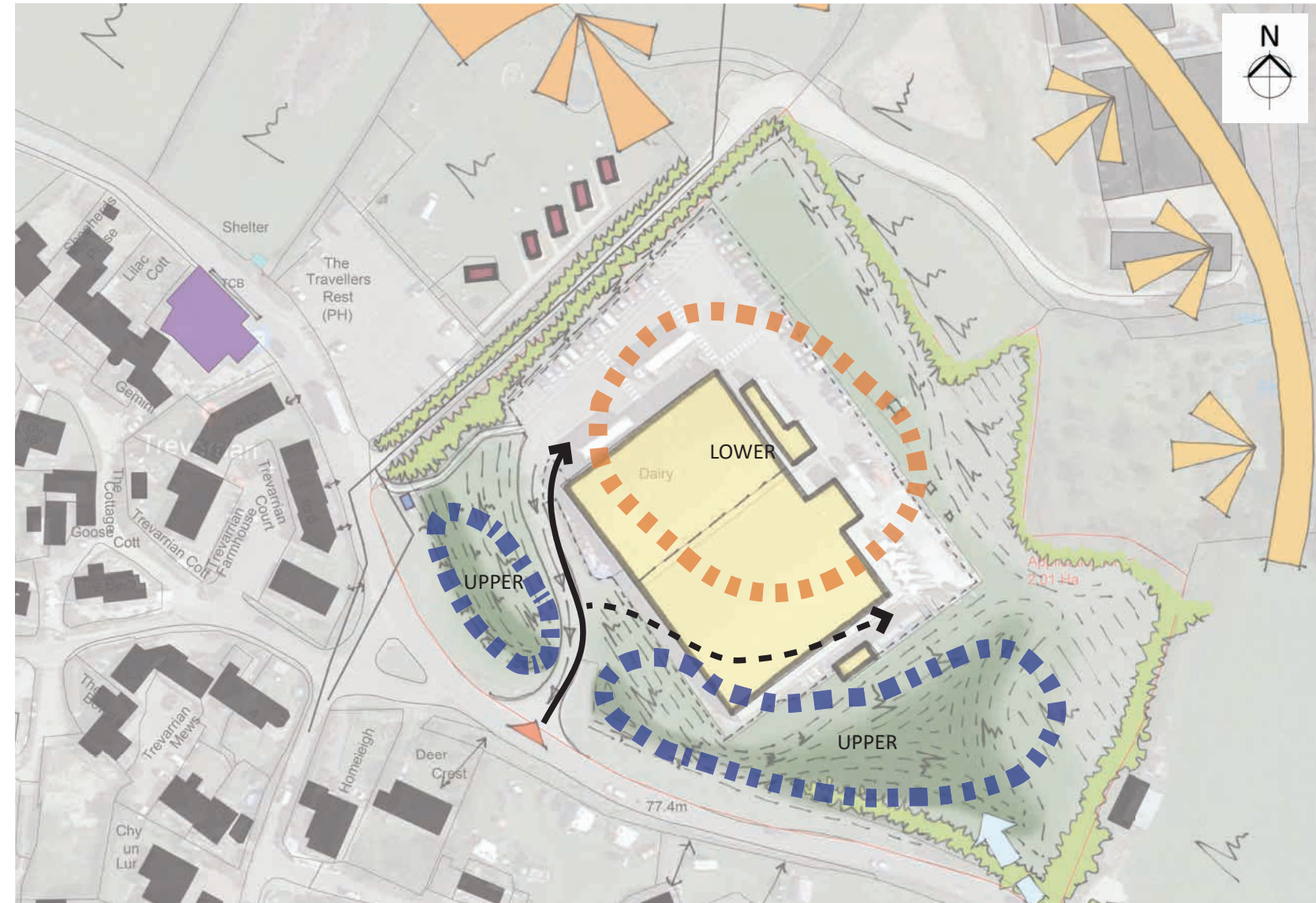


Diagram showing the existing levels of the site and current access/permeability



B3276 Approach to the proposal site from the north



B3276 Approach to the proposal site from the south

Proposal

The proposals will redevelop the site as a mixed-use development. At this stage, the proposals are still being developed however the aspiration is to deliver a scheme of no more than the footprint (3,600m²) of the existing building with approximately 24 dwellings and approximately 1,000sqm of employment space. A proportion of the proposed dwellings will be affordable with the number and mix still to be determined.

In terms of layout, the proposals utilise the existing topography of the site, positioning houses principally on the lower north and northeast part of the site where they will benefit from sea and countryside views. Further housing has been positioned to the western edge where it will provide a frontage onto the village. Access to the residential end of the development will utilise the existing site entrance.

The proposed Commercial Hub has been positioned to ensure that it will be highly visible from the street (B3276) and will be provided with its own new access and car park.

Where the topography drops away to the east corner of the site, this area will be utilised for ecological mitigation and surface water management with attenuation ponds. To the northwest of the Commercial Hub is proposed a Community orchard, which will be accessible from Trevarrian village and will provide a green entrance into the residential area.



Conceptual Proposed Zoning Diagram



Proposed Sketch Site Plan

Visual 01



View of proposed houses looking north from within the development

Visual 02



View of proposed houses looking southeast from within the development

Visual 03



View of proposed houses looking towards the village from the B3276

Visual 04



View of proposed Commercial Hub from B3276 on approach to Trevarrian

Appearance



Precedents and Materials

Precedent images are presented above which embody aspects which align with the proposed development's ethos.

The proposed houses are intended to be contemporary in appearance but to reference rural/agricultural buildings as well as the local Cornish vernacular through their form and materials.

Placemaking is an important aspect of the proposals and there is a strong desire to create a unique and characterful development which respects the existing settlement.

Visual impact is an important aspect of the proposals and there is a need to reduce the proposal's visibility when seen from key viewpoints off site. One potential option is to reference the existing site and its buildings through the choice of colour and materials. The use of green coloured metal roofs would reduce the visual

impact of the proposals and add to the uniqueness of the development. Vegetated flat roofs would also assist in this regard.

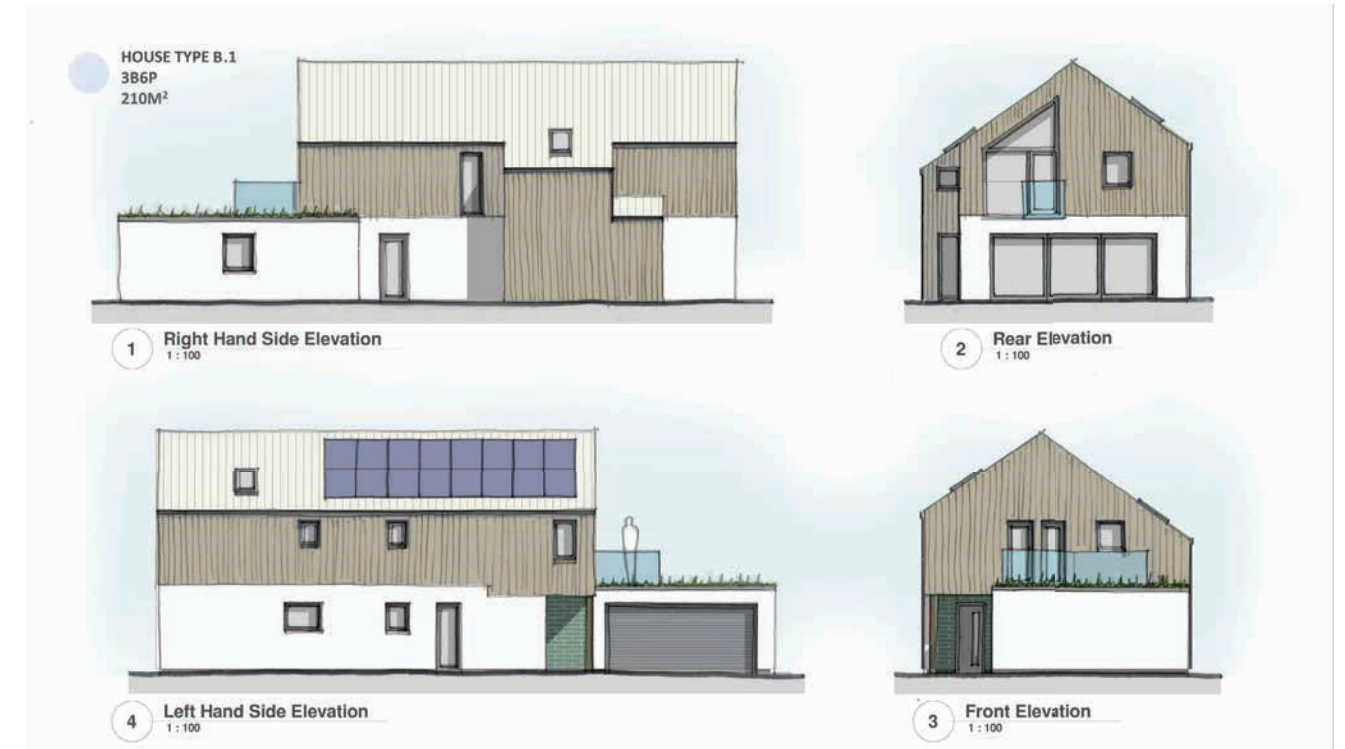
Principles for the proposal site include:

- Using locally sourced, high-quality materials which reflect the site's location and the local vernacular
- Promoting the Public Realm with appropriately designed spaces, considered use of materials and planting.

Wider aspirations for the site include:

- Providing a sense of arrival
- Completing an edge to the settlement of Trevarrian
- Providing a place for people to live and work in
- Developing and promoting Community

House Type - Sketch Ideas



Proposed Detached House Types



Proposed 'village' House Types

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Commercial Hub

Potential Uses



Potential Events Hall



Potential Brewery or Distillery



Proposed Cycle Cafe Commercial Leisure Use



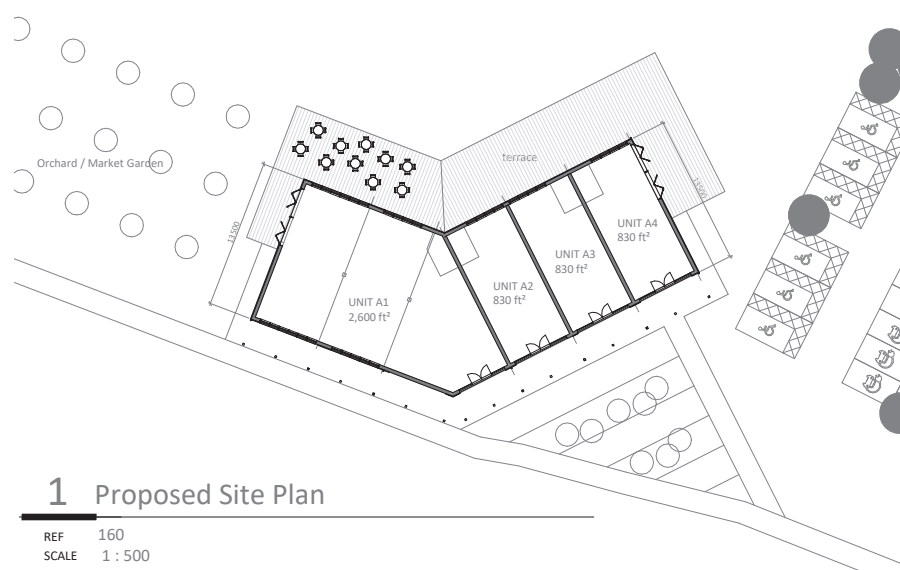
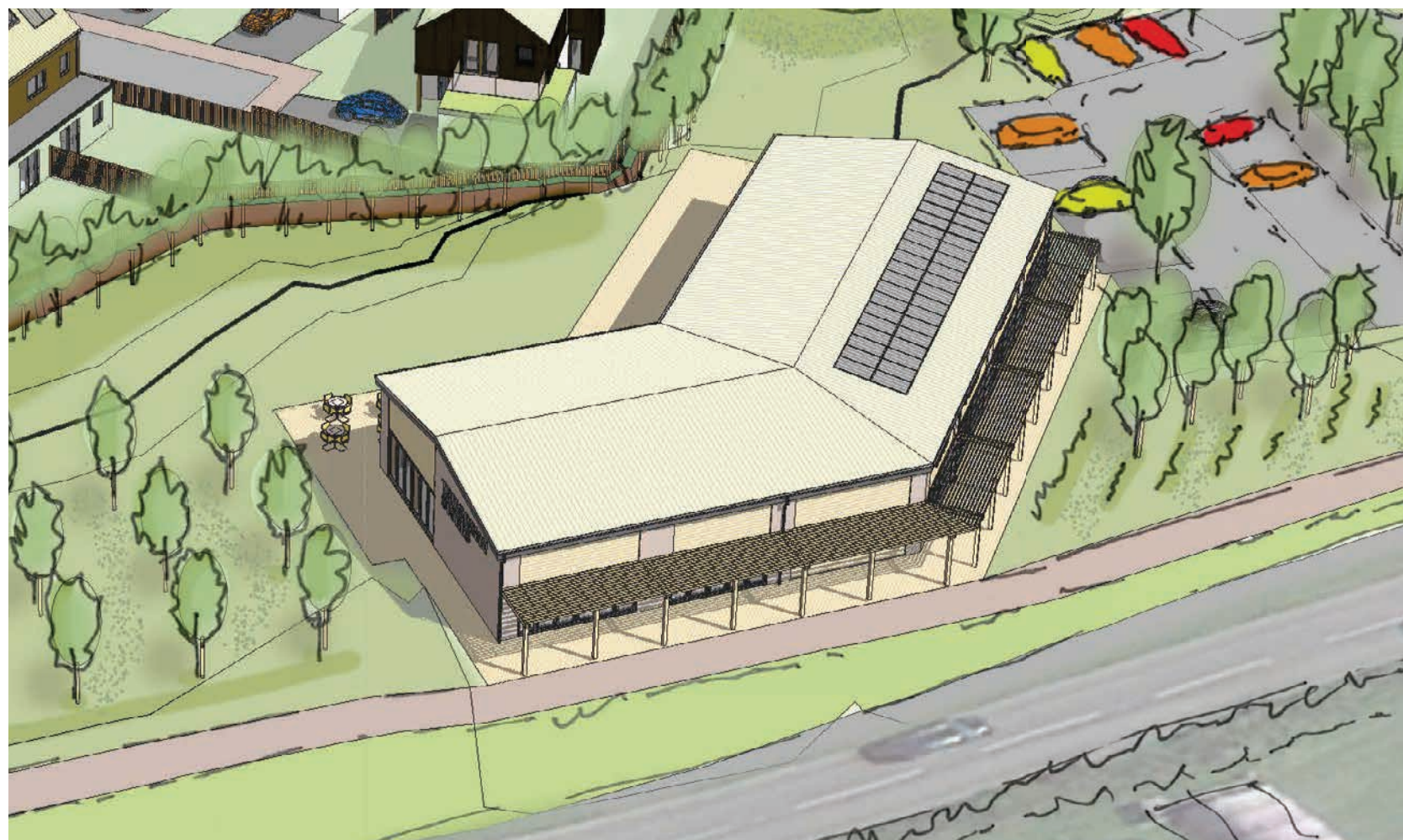
Destination Food Venue

The proposals seek to retain a commercial use on the site as part of the proposed mixed-use development. The intention is to provide jobs which will support the role and function of the local community of Trevarrian.

Discussions are currently underway with potential users and the proposed building is designed as a flexible space which could be divided up for a number of units. The building could contain multiple small units or alternatively with a smaller number of larger operators. Possible commercial options are presented below for discussion.

An early idea for the building is for it to be used as a café, given its position close to Newquay Airport and being near to St Mawgan Porth and Watergate Bay which are attractive beach resorts. A Retail or leisure function is considered to be compatible with the settlement of Trevarrian. The appearance of the building will be simple in form utilising the palette of materials proposed for the rest of the site. A low-pitched roof is proposed to help reduce the visual impact of the building.

What would you like to see the building used for? We would be happy to hear your ideas for the Commercial Hub.



1 Proposed Site Plan

REF 160
SCALE 1 : 500



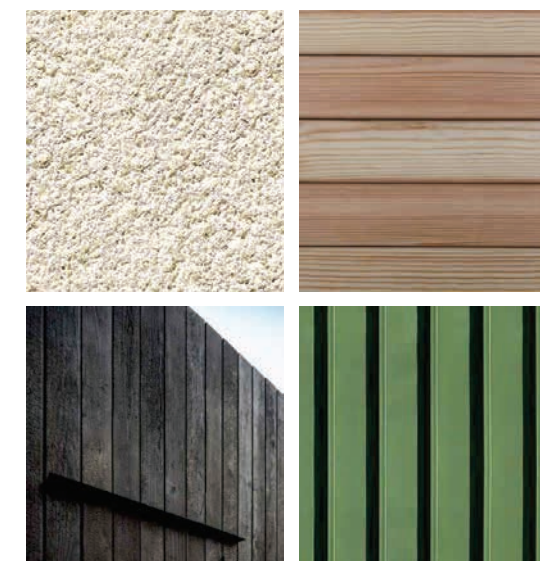
2 Proposed South Elevation

REF 160
SCALE 1 : 200



3 Proposed West Elevation

REF 160
SCALE 1 : 200



Proposed Material Palette

Sustainability

Sustainability Proposals

Reducing the use of natural resources and mitigation by incorporation of renewable energy sources is becoming more important and relevant. Recent Building Regulations require buildings to achieve a 31% carbon saving on the current requirements. This is seen as the first step towards a potentially more significant virtually 'Carbon-Zero' Part L Implementation in 2025.

Within development, a 'fabric-first' approach will always be the most fundamental design method, and this would be applied across the whole site to ensure that heat loss is minimised. In addition, buildings will be equipped with solar panels to generate electricity. The Community Hub will have a large solar array to make use of its extensive roof area and building orientation.

In terms of ecology, the intention is to retain and enhance as much of the existing ecology on the proposal site as possible. Since 2020, local planning requires major applications to demonstrate a minimum 10% net gain in Biodiversity which should be achieved on site where possible. To achieve this, a dedicated ecological mitigation area will be established on site with consideration given to forming and enhancing Cornish hedges around the site. The opportunity exists to significantly improve the ecology of the existing site.

Buildings will have integrated ecological features such as Bee Bricks, Bat and Bird Boxes with Green Roofs used on flat roof areas.

Residential and commercial parking areas will be equipped with electric vehicle charging points. Cycle storage and parking will also be provided on site.



Retained existing ecology



New and enhanced existing Cornish Hedges around the site



Provision of bird boxes on site



Bee bricks incorporated into the structure of buildings



Provision of bat boxes on site

Proposed Planting

Proposed planting will reflect the local area and landscape but equally add character and interest to the various landscape areas of the development. The selection of trees is intended to promote the use of native species which would be found locally, such as whitebeam, Hawthorn and Blackthorn. A Community Orchard is also proposed as part of the proposals.



Naturalistic Planting Scheme

Community Orchard

What is a Community Orchard?

An orchard is a collection of fruit trees often planted among grass full of wildflowers. Just as traditional orchards were often the centre of village life and a cornerstone of the rural economy, community orchards are excellent places for people to come together to plant and cultivate local and unusual varieties of fruit trees and to use as the focal point for community activities, events or as a green haven in which to relax and wind-down.

A Community Orchard can be a great asset, bringing people together in an external environment.



Community Orchard



Green Roofs



Integrated Solar Panels



Electric Vehicle Charging Points



Carbon offsetting of Acorn's operational Carbon Footprint through tree planting at Croscombe Village, Wells, Somerset



Acorn Green embodies Acorn's holistic approach to carbon reduction and their commitment to creating inspiring new communities which fulfil the current and future needs of residents whilst respecting and protecting our environment.

Each Acorn development is individually and intelligently designed and built to the highest quality, ensuring that they each have a positive impact and contribution to the local surroundings.

To demonstrate their commitment to a sustainable future, Acorn have pledged:

All new new-build developments and future new-build phases from August 2023 must have an EPC rating of A (92% - 100%)

Acorn will no longer use gas in new homes on the commencement of new developments or phases from August 2023 with heat instead being supplied by a heat pump (air/ground/water)

All new new-build developments and new phases will be Zero Carbon homes from summer 2023

To commit to comprehensive tree and shrub planting to help with carbon offsetting, provide enhanced landscaping and increase biodiversity

All landscaping must be bee friendly and peat free to help with carbon reduction

To continue to offset our operational carbon emissions through successful partnerships

Transport

In regard to sustainability, the site is located in close proximity to bus services, allowing access to the wider network and local amenities, with hourly services to/from Newquay available. Newquay also possesses a train station with a branch line connection to the main line and principal rail network. Newquay Airport is also very close to the proposal site.

The Traveller's Rest Public House is in close proximity, alongside the facilities at Trevarrison Holiday Park which includes an indoor swimming pool, bowling, play area, arcade and restaurant.

The commercial and retail proposals on the site offer the potential to enable local living within the development and local village, as well as potentially capturing trips from the wider area that might otherwise choose to travel to destinations further afield.

The residential element would utilise the existing point of access onto the B3276, with a newly formed priority junction forming the access to the commercial element. Suitable visibility splays can be achieved in either direction at the access points. The site will also provide a footway along the frontage of the southern boundary, providing pedestrian connectivity between the commercial element and village centre.

The siting of proposed buildings will create an active frontage onto the B3276. This will help to moderate the speed of traffic coming into the village with drivers slowing down as they become more aware of risk as activity increases.

A trip generation exercise has been undertaken utilising the industry standard TRICS database. The residential element of the proposals would generate in the region of 15 vehicle movements (two-way) in the peak hour periods. This represents approximately one vehicle every four minutes in the peak hours (08:00-09:00 and 17:00-18:00).

The commercial element of the proposals will be flexible to allow for different businesses to operate from the site. As such, the commercial element's occupiers are currently being determined, meaning it is difficult to determine a precise trip forecast. However, it is envisaged that the commercial element could reflect the existing Hawksfield commercial development located close to the A39/A389 junction south of Wadebridge.

The vehicular trips related to the proposed development will replace those previously associated with the former creamery use, which included a number of HGVs throughout the day.



Hawksfield near Wadebridge (above left) and Trevisker (above right) containing a variety of uses in a number of commercial units - offering potential precedents for the proposed development.



Example image of a HGV which regularly served the former Arla Creamery site



Bus stop approx 60m/65 yards from site



Existing Site Entrance - to be retained



Cornwall Public Transport Network Map showing Trevarrian



Proposed new entrance for commercial use



Example of public cycle hoops



Electric vehicle charging points

Summary

Thank you for taking the time to view our exhibition showcasing the exciting development proposals for the former Creamery at Trevarrian.

We want to hear from you before a planning application for the development is submitted to Cornwall Council. The deadline for submitting feedback is the 20th July 2022. This presentation will be available on CAD Architect's consultation webpage throughout the consultation period:

www.cadarchitects.co.uk/consultations/31/trevarrian

Please email us with your feedback to consultations@cadarchitects.co.uk. We would encourage all participants to make their views known, whether these are positive or negative. The Applicant will consider all comments received and this process may help to shape the application that is ultimately submitted.

Next Steps:

The key next steps will be to prepare the planning application which will take on board any comments from you to inform the design and assessment process. Once the application has been submitted, there will be a period of consideration and consultation by Cornwall Council, before any decision is made.

Indicative Timeline:

- Application submission: September 2022;
- Determination period: September-November 2022;and
- Decision expected: December 2022.

Keep in touch:

If you have any further queries or have any questions or comments, you can contact the team by emailing consultations@cadarchitects.co.uk whilst the exhibition is live.

Thank You!



Aerial visualisation showing how the proposed development could look within the context of the surrounding area.