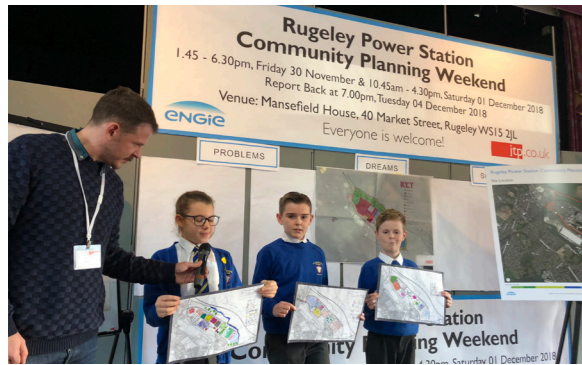


Rugeley Power Station Community Planning Weekend



Landscape and open spaces hands-on planning



Students of St Joseph's Primary present their hands-on planning



Looking at connections on walkabout with local residents



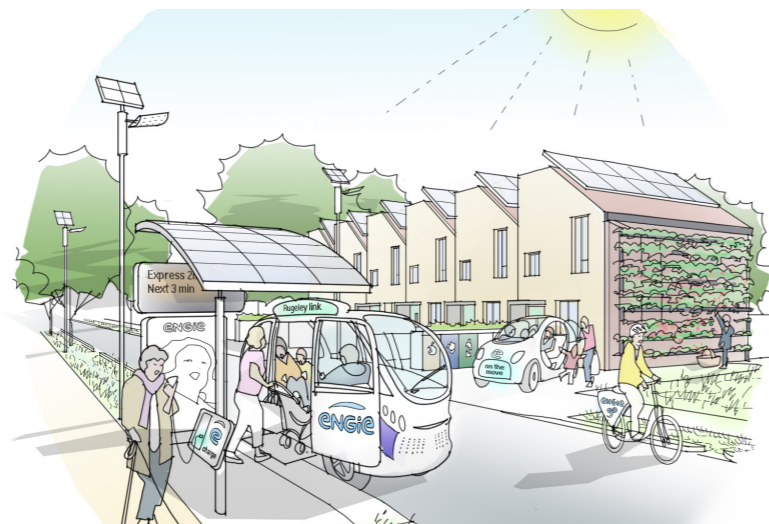
Hands-on planning report back from participant of Sustainability group



Illustrative view of community hub



Illustrative view of employment hub



Illustrative view of green energy and transport

Rugeley Power Station

Community Planning Weekend Report Back Broadsheet
Friday 30 November to Tuesday 4 December 2018



Illustrative view of Rugeley riverside walk

All quotes are from Community Planning Weekend participants, unless otherwise stated.

"The way the power station regeneration stitches into and makes a positive difference to the town is fundamental."

New low carbon, mixed use neighbourhoods supporting and complementing Rugeley's community and town centre; a range of employment and training opportunities to foster a balanced and sustainable local economy; high quality, energy efficient homes to suit all incomes and aspirations; investment in affordable community and leisure facilities; a new riverside park connecting to the town and the attractions of the Staffordshire countryside; continued community involvement in shaping the regeneration of the Power Station and the renaissance of the town.

These are just some of the ideas from the Rugeley Power Station Community Planning Weekend (CPW) which ran from Friday 30 November to Tuesday 4 December 2018.

Background

In 2016 Rugeley Power Station ceased production of electricity to the National Grid and created the opportunity to deliver an exciting new future. Site owner ENGIE - a leading energy, services and regeneration company - will retain ownership and lead the regeneration of the site. ENGIE is committed to working closely with the local community and appointed architects and urban designers JTP to facilitate the Community Planning Weekend and co-create a new Vision for the site and its relationship with the town.

Community Planning Weekend

Over 400 people took part during the Community Planning process, which was an opportunity for the local community to share local knowledge and contribute to shaping the Vision through facilitated workshops, walkabouts and hands-on planning groups.

Report Back Presentation

After the public workshop days, the team analysed and summarised the outcomes and drew up a Vision for the Power Station site, including an illustrative masterplan. This was presented back to the local community on Tuesday 4 December.

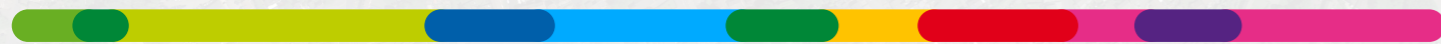
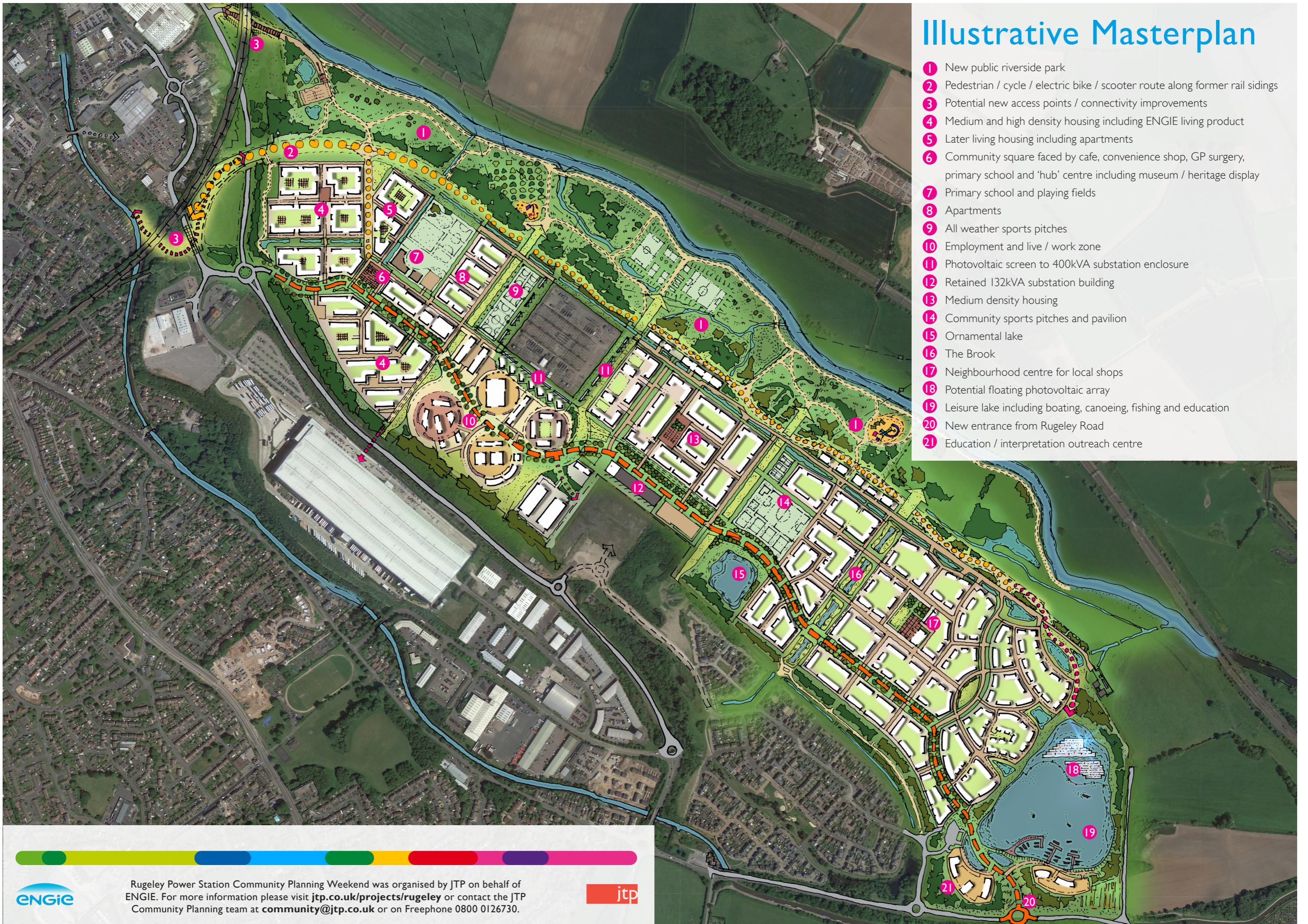
Following the Community Planning Weekend, the ENGIE team will develop the proposals and prepare an outline planning application for submission in Spring 2019.

First Renaissance Forum Meeting

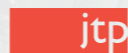
7.30pm, Wednesday 30 January 2019
Venue: Brereton and Ravenhill Parish Hall, Ravenhill Park

Illustrative Masterplan

- 1 New public riverside park
- 2 Pedestrian / cycle / electric bike / scooter route along former rail sidings
- 3 Potential new access points / connectivity improvements
- 4 Medium and high density housing including ENGIE living product
- 5 Later living housing including apartments
- 6 Community square faced by cafe, convenience shop, GP surgery, primary school and 'hub' centre including museum / heritage display
- 7 Primary school and playing fields
- 8 Apartments
- 9 All weather sports pitches
- 10 Employment and live / work zone
- 11 Photovoltaic screen to 400kVA substation enclosure
- 12 Retained 132kVA substation building
- 13 Medium density housing
- 14 Community sports pitches and pavilion
- 15 Ornamental lake
- 16 The Brook
- 17 Neighbourhood centre for local shops
- 18 Potential floating photovoltaic array
- 19 Leisure lake including boating, canoeing, fishing and education
- 20 New entrance from Rugeley Road
- 21 Education / interpretation outreach centre



Rugeley Power Station Community Planning Weekend was organised by JTP on behalf of ENGIE. For more information please visit jtp.co.uk/projects/rugeley or contact the JTP Community Planning team at community@jtp.co.uk or on Freephone 0800 0126730.



Key Themes

The following key themes represents a summary of the views of the participants through the community planning process. All quotes are from participants in the process unless otherwise stated.

Rugeley Renaissance

Community Planning Weekend (CPW) participants were knowledgeable and proud of Rugeley's rich heritage and whilst aware of the town's current challenges, they were very ambitious for its future. It was recognised that the power station site regeneration represents a huge "once in a generation" opportunity to deliver something special that can act as a catalyst for the town's renaissance. The setting up of an Energy Innovation Zone is an example of an initiative that will bring benefits and innovation to the whole town. All stakeholders, including ENGIE, local councils and the community, including local business, should collaborate with one overarching objective - Rugeley's Renaissance.

"This is a once in a generation opportunity to bring positive change to the town and spark Rugeley's Renaissance!"

Power Station Regeneration

The regeneration of the power station site is an opportunity to build an exemplar, low carbon, smart technology community. ENGIE will oversee the demolition phase to spring 2021 and act as master developer to regenerate the site, with partners. Development should provide employment, training and community amenities for local people, along with new homes to suit all incomes and a new riverside park. The development should integrate with the town and wider area and include uses and amenities which complement, not compete with, the town centre.

"Make it a showcase development not only for Engie but for Rugeley as well."

Past and future identity

The power station, and particularly the cooling towers, is a significant local landmark and has helped shape Rugeley's identity over many years. Replacing it requires a development with a bold new identity to be created, which include a recognition of the past. Ideas for this celebration includes keeping energy production at its heart, recognising and marking the importance and significance of the cooling towers and providing historical and cultural interpretation potentially combined with educational, community and leisure uses and areas.

*"Create a memorial to the power station"
– student at St Joseph's School*

"Have the footprint of the towers as a memorial"

Employment, training and local economy

Participants were keen to see the creation of good quality jobs and training opportunities for local people, and to retain and attract talent. It is important to keep young people engaged in education and wanting to stay in the town. Efforts should be made to investigate potential further education opportunities including a skills training college and to establish links with universities and companies. There should be affordable workspace for start ups and SMEs to encourage the growth of a more resilient and sustainable local economy. Development should complement not compete with the town centre.

"Keep our talent local - create space for start up companies and SMEs"

"Make it an innovation centre. Create the spaces for businesses that need it, create co-working and technical spaces. Make it community friendly."

Creating a visitor destination

Rugeley residents have bold ambitions to promote their town as a visitor destination by tying together the many heritage, cultural and environmental assets of the town and the county. In particular, the proposed riverside park could link to the Trent and Mersey canal and Cannock Chase Area of Outstanding Natural Beauty (AONB) to attract visitors interested in a range of active outdoor pursuits and encourage overnight stays in the town.

"It might not be a single attraction to draw people here but a range of different attractions."

Getting about

The regenerated power station site needs good pedestrian, cycle and public transport connections with the town centre and rail stations. The opening up of the new riverside park will bring opportunities to create leisure routes linking to Cannock Chase and the wider area. Renaissance should focus on improving the facilities at Rugeley Trent Valley station.

"Create transport links that will work for the community and prioritise people powered and public transport."

Key Themes (continued)

Residential and mixed use development

The younger generations in particular face challenges finding decent, affordable homes that meet their aspirations. The regeneration of the power station will include new apartments and houses, providing energy efficient homes for people of all age groups, incomes and aspirations to create a balanced community. A range of well designed homes and other uses set in high quality landscape linked to the river park will create different character areas across the regenerated site.

"I have no chance of being able to buy a house like how it was for my parents."

"Build a mix of housing and tenures to support local needs."

Leisure and community facilities

Participants felt that Rugeley lacks facilities and activities for all residents, in particular for young people, that nearby towns take for granted. The regeneration of the Power Station site should promote healthy lifestyles and include a distinct community offer with education, health and leisure provision and a social hub with spaces for the communities to come together with affordable activities e.g. youth club, cafe, cinema, library, maker space, etc. Opening up the significant public open space, the lake and the river at the power station will encourage active lifestyles and provide land and water based leisure and sporting opportunities, including angling once again.

"Whatever you do I expect this development to bring amenities that support healthier lifestyles."

Investing in young people

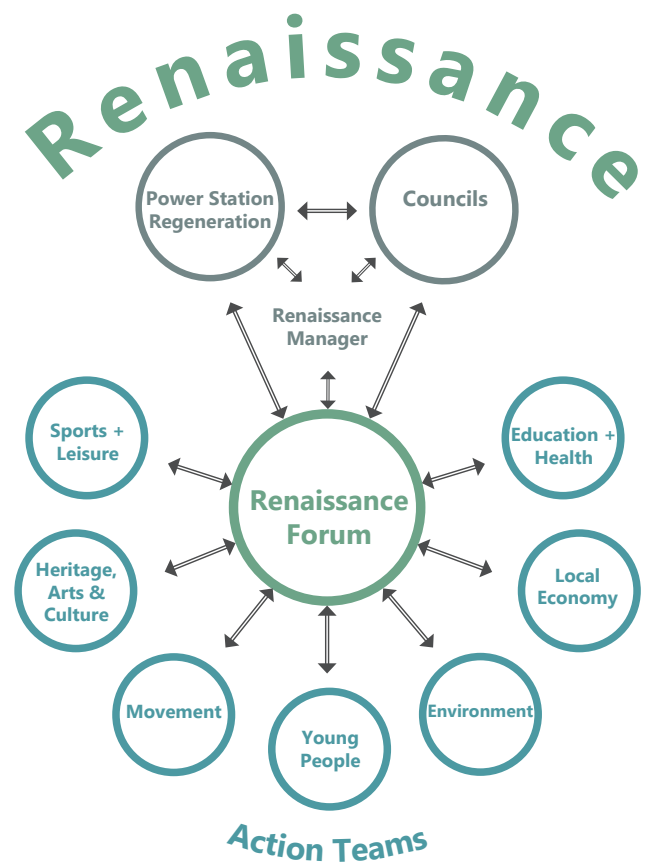
There is a lack of opportunity, activities and facilities for many of the young people in Rugeley and good quality affordable housing can be difficult to attain. Investing in young people should be a key consideration for the Rugeley Power Station site regeneration: aiming to catalyse a town Renaissance to provide quality education and jobs, and affordable homes and amenities that will encourage them to aspire to build their future in the town. Young people are the town's future and it is critical to engage them in the Renaissance process.

"Catch the children when they're young - this is for them!"

Continuing community participation

Participants at the Community Planning Weekend were keen to continue to play their part in shaping the proposals for the Power Station and Rugeley Renaissance. A Renaissance Forum with topic based action teams should be established which meets regularly, and which reaches out and communicates with the wider residential and business community. Regeneration and renaissance takes many years, so to maintain momentum and build trust in the process "meanwhile uses" and "early wins" should be programmed, such as opening the riverside park area and the Borrow Pit lake to the public.

"Establish a forum for future collaboration between the community, ENGIE and the councils."



Proposed model of a Renaissance Forum