

# HELSTON HX1 DROP-IN 1 SUMMARY FEEDBACK REPORT

*First of all, thanks to all those who came along to this event on 7<sup>th</sup> and 8<sup>th</sup> March 2014. As promised, this is a summary from all the notes recorded, plus a few general reflections. The full version, with every comment noted, will shortly be available on the project website: [www.helstonpartnership.info](http://www.helstonpartnership.info)*

## **General Comments**

- *This event sought views on **how** development of HX1 might best take place, not **whether it should**. (A number of 'whether to' comments were nevertheless made - see later.)*
- *The event was advertised through local newspapers, posters, a press release, messages to key organisations and letters to adjacent residents.*
- *The event took place between 14.00 and 20.00 on Friday 7<sup>th</sup> and 10.00 and 16.00 on Saturday 8<sup>th</sup> March at the Guildhall, Helston.*
- *158 people signed in but, as a few others may well have slipped through, the total was probably close to 170. Around 50% were from the neighbourhood next to the proposed site.*
- *It was remarkable how much time people spent contributing – many for nearly an hour!*
- *It was also very rewarding that, although many living close to the site came to object in principle, many also contributed ideas for how to ensure a good development, were that to happen.*

## **Key Points on Key Topics**

*Here are some 'headline' comments from people under various headings:*

### **Environment and Landscape**

- *The most common issue highlighted was flooding and the need to not just avoid it in any development but also to reduce current levels/frequency.*
- *Retaining hedgerows and creating good landscaping were seen as important, as was sensitivity in design to views in and out of the site.*
- *Creating space for wildlife was also seen as important.*
- *Light pollution is a concern and should be avoided.*

### **Design**

- *Following from 'Environment' above, people felt strongly that there should be good amounts of open space within any development.*
- *There should also be easy, clear pedestrian routes throughout, and out into the countryside.*
- *There should be a variety of different character areas, not just one, design should reflect the best of Helston's character and most of the development should be of two storeys.*
- *Use good quality local materials and varied design styles.*

### **Access and Movement**

- *Better pedestrian links to facilities and better public transport were clear priorities.*
- *Walking and cycling opportunities were seen as important, as was full disability access.*
- *There were mixed views about having only one main road access to the development.*
- *There was a very strong feeling from nearby residents that there should not be any vehicle access through their area, certainly no potential rat-runs.*

## **Possible improved Lizard link road by-passing Trewennack**

- The issue that attracted by far the largest number of comments on the early plan was the potential by-pass.
- Comments varied from basic objection to any by-pass to support for one, from queries about the suggested route to suggestions for alternative routes.
- The only other common point seemed to be about keeping any by-pass and development away from houses.
- Thoughts in favour of the by-pass were balanced with concerns about increased traffic and its likely environmental impact.

## **Homes and Community**

- Providing affordable homes (and not in 'ghettoes') was a priority for some but less so for immediate neighbours.
- The core concern within this was that local people should be the ones who actually get those homes.
- This also seemed to be related to a concern about preventing people using properties as holiday homes.
- Good parking standards was a concern for some.
- Good sized gardens and decent environmental standards (eg. on energy) were valued.
- Providing some local health services was far and away the highest priority for those in North East Helston, ie. not just for any new development.
- A possible new primary school was mentioned by many, if with cautions about whether there would be enough demand from one new development.
- There was some concern about where any new residents would work.

## **Constraints and Opportunities** *(this was a map on which people could local detail)*

- The key additions were about flooding issues along the stream at the bottom of the site.
- People also contributed valuable detail about hedgerows, paths and wildlife.
- There may be more old mine shafts than current studies have identified.

## **Other Comments**

- Many of those living close to the proposed site, and some others, came to object to any development in principle (and they were able to do so in the Comments Books).
- The objections ranged from fundamental (no more housing anywhere near Helston), through a preference for one of the other sites identified in the Town Framework to arguments that HX1 is fundamentally unsuitable.
- There were also a number of comments querying why HX1 should proceed ahead of what was understood to be the Council's current preference – HX2.

## **And What Next?**

*This drop-in event followed and built on a more intense workshop involving a smallish number of key local representatives. That workshop group (with some key additions such as some neighbours) will now meet again to look at how the design team has responded to all of the above (and more) in their initial designs.*

*There will then be a second drop-in. At this point you will be able to see a draft Masterplan but this will not be 'set in stone'; it will still be open to changes as a result of further comment from you and others. Dates and details to follow.*

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