

HELSTON URBAN EXTENSION HXI



DESIGN & ACCESS STATEMENT OUTLINE APPLICATION

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Introduction & Site Location

Introduction

In essence, the development will seek to deliver a residential scheme comprising of:

- Up to 340 mixed size residential units with off street parking & secure garage parking.
- Percentage of Affordable Housing units including flats.
- Public Open Space areas.
- Commercial unit including office space (650 Sq.m) and medical centre (450 Sq.m)
- Phase 1 Road 'By Pass' design for future link.

All of the above components are equally important in enabling the Scheme to be delivered as a comprehensive development.

Site location

The market town of Helston is situated in west Cornwall and acts as the gateway to the Lizard peninsular, it is the major residential , employment and shopping centre for the whole of the Lizard, an area important for its complex geology and wildlife habitats. Adjacent to the southeast is RNAS Culdrose ,with approx 3000 personnel, both military and civilian, making it one of Cornwall's largest employers. A short distance along the A394 to the east is the university town of Falmouth and to the southwest is Cornwall's largest natural lake, The Loe Pool. The nearest airport is in Newquay approximately 35 miles to the northwest with regular scheduled services to many parts of the UK. Access to the rail network is located north along the B3297 to Redruth.

The site is located on the northeastern edge of Helston, it is approximately 15.4 hectares in size and is currently used for arable farming. It has direct access onto the adjacent A394 on the southern boundary whilst to the east the site is bounded by an unclassified road. There is an existing residential housing site on the western boundary.



AERIAL VIEW OF HELSTON



AERIAL VIEW OF SITE

LOCAL POLICY

To assist with the planning application, close consideration and references to Cornwall Council planning guidance and policies have been adhered to. Below is a list of documents used:

CABE – Design & Access Statement
Cornwall Council Design Guide
Cornwall Local Plan Strategic policies 2010-2030
Cornwall local plan 2010-2030 – General Policies
Cornwall local plan 2010-2030 – PP3 Helston & the Lizard
Cornwall council planning guidance

Cornwall Council Local Development Plan up to 2030

The Local Development Plan (LDP) is a land use document which sets out how the County will be developed over 16 years. Some areas will be identified for new development whilst other areas will be protected. The LDP will also contain detailed policies which will control the form of new development and setting out what new development should look like. The proposal framework map (shown on next page) illustrates the local policies for the Helston area. The proposals will deliver a residential development on a previously identified potential residential site.

Development Plan Policy

The following policies from the local plan, and are of relevance to this application.

Policy 1: Presumption in favour of sustainable development
Policy 2: key targets and spatial strategy
Policy 3: Role and function of places
Policy 6: Housing mix
Policy 8: Affordable housing
Policy 13: Design
Policy 14: Development standards
Policy 20: Strategic waste
Policy 23: Natural environment
Policy 25: Green infrastructure
Policy 26: Flood Risk
Policy 27: Transport and accessibility
Policy 28: Infrastructure

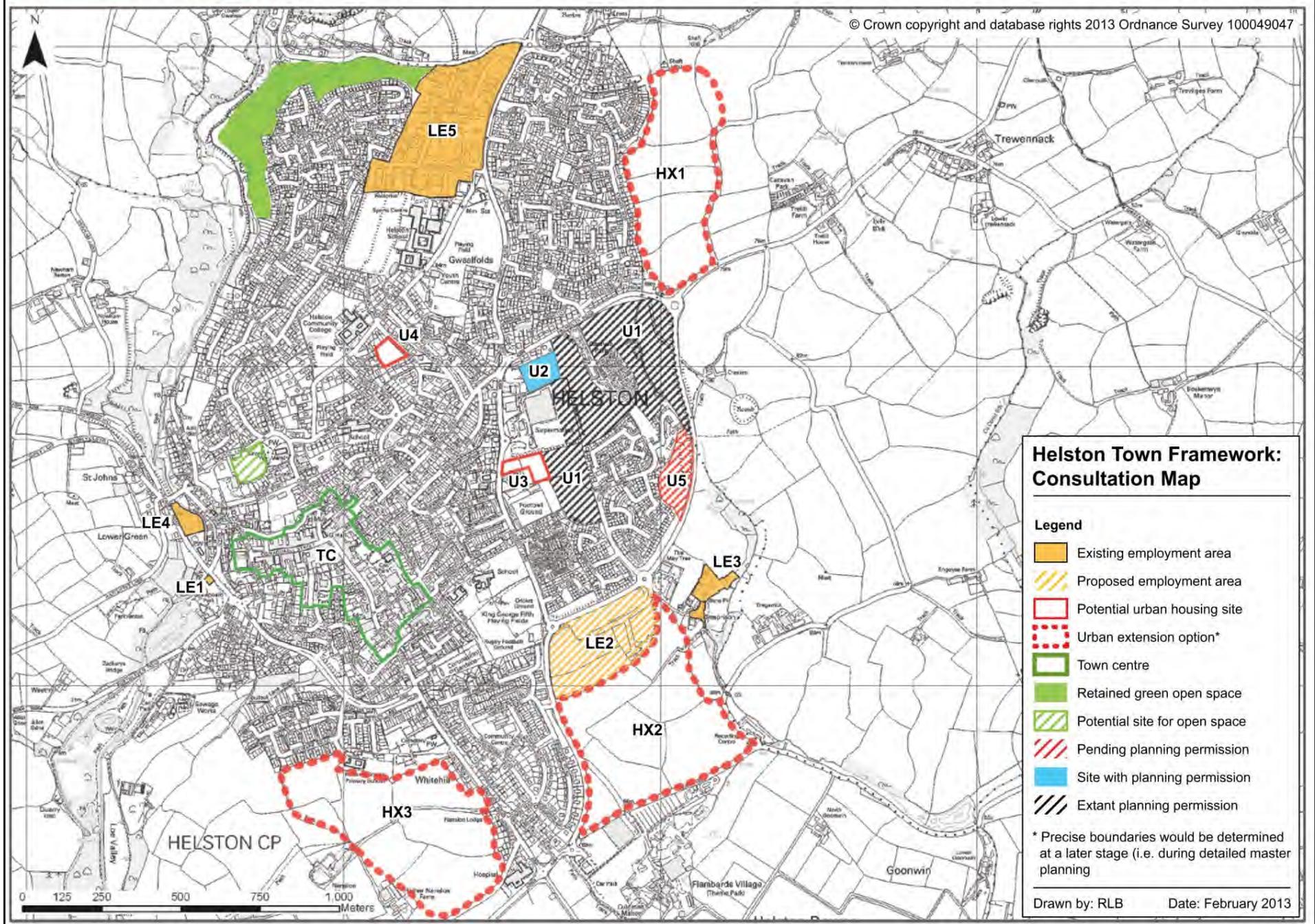
Helston Town Framework

The Helston Town Framework is a document that is being prepared by Cornwall Council to help inform and guide future development over the next 20 years (i.e. 2010 to 2030). The document will:

- Set out the vision and aspiration for the area;
- Develop a spatial strategy that highlights appropriate locations and scale of development; and
- Set out the infrastructure that will need to be delivered to ensure it meets the needs of the existing and future population

Refer to Helston framework plan on next page (obtained from March 2013 Document). You can see from the site location, the site sits in the proposed area of optional extension land.

Helston Town Framework: Consultation Map



Economic, Social & Character Analysis

Character Appraisal

The subject site lies adjacent to a residential development to the West. The typical facade finish is brick and render with stone detailing and brown roof tiles with a limited palette used. Window detailing is fairly uniform. Existing houses are generally detached or semi detached or in small terraces, most with garage parking and a spaces in front. There is a mix of single and two storey plots.



MANOR WAY



WHEAL OAK



FORTH GWEDHEN

Local Facilities

Awcock Ward Partnership (AWP) Engineers, recognises that the site falls within a highly sustainable location. There are excellent footpath links providing a short walk into Helston Town Centre. There is easy access to local facilities and schools. This will help reduce car use and promote sustainable modes of travel such as walking and cycling. There is also good accessibility to public transport through local bus services. Overall the development will comply with national and local sustainability and energy policy requirements.

Please refer to map on next page



COMMUNITY COLLEGE (SOUTH)



HOSPITAL



TESCO SUPERSTORE

Economic, Social & Character Analysis

LOCAL FACILITIES

