

**ROAD WITH PROTECTIVE
RAISED FOOTPATH**



ROUNDBOUT WITH FOCAL BUILDING

**HEAVY LANDSCAPING ALONG
ROADSIDE**



FOCAL BUILDING WITH MIX MATERIAL FINISHES



'HIGH STREET' WITH MULTI STOREY BUILDINGS



**VILLAGE STREET OF MIXED
DESIGN UNITS**

Context. The site is bound by the A394 to the South. Rowes Lane (single road) to the East. An existing housing development to the West and open fields to the North.

Access. The main vehicular access is from Rowes Lane. There is gated access to the site for machinery etc.

Landscaping & Boundaries. The existing landscaping is primarily agricultural land. The existing boundaries consist of a mix between Cornish hedges and tree buffers. There is also an existing stream to the Western boundary.

Evolve Tree consultancy have prepared a tree constraints and feasibility study and arboricultural impact assessment

Please refer to separate documents for further information.

Existing Buildings/Site. The site is currently undeveloped agricultural fields and there are no existing buildings on the land.

The site levels vary however there is a general slope from East to west of approximately 10m level difference. This will benefit the proposed development from a storey height perspective.

Smiths Gore carried out an agricultural 'walk over' appraisal on the proposed development land.

The conclusion stated that proposed site can be classified as either grade 2 (good quality agricultural land.) or sub-grade 3a agricultural land (land capable of constantly producing moderate o high yields of a narrow range of arable crops.

Please refer to separate document for further information.

Flood Risk. A Flood Risk Assessment (FRA) has been prepared by AWP Engineering consultancy to accompany this application which assesses the risk of flooding from other sources such as streams and rivers, groundwater, sewers and highway drains, surface water and infrastructure failure.

Conclusion: this flood risk assessment has been assessed in line with the NPPF. It is concluded that the development can be undertaken in a sustainable manner, without increasing the flood risk to the existing properties in the downstream catchment.

The FRA does not attempt to present a final design of the surface water system. Detailed design of the surface water network and inherent features will commence upon approval of the outline strategy and will include assessments due to further site investigations, health and safety, CDM etc.

Please refer to separate document for further information.

Mining. A mining search was carried out on the site, by mining searches uk. The search was carried out beyond the proposed site boundary (refer to site location). Old mine shaft locations have been found in the two fields beyond the site however the extent of HX1 will mean that the mining is off site and there will be much greater separation distance than the reports indicate. A Pre-construction site investigation, purely as regards to the mining related aspects, does not appear to be necessary for the proposed development.

Please refer to separate document for further information.

Ecology. Ecologists, Tamar consulting, were commissioned to carry out an Ecological Appraisal on the site.

Please refer to separate document for further information.

Bats:

There is limited habitat for roosting bats. The stream corridor and adjacent hedges are used by foraging and commuting bats, particularly common pipistrelle and Daubenton's. The development will retain and enhance the stream corridor and incorporate most of the hedges into the design. Lighting will be minimised throughout the site to ensure that the stream corridor remains undisturbed for bats. Foraging habitat will be improved throughout the site with tree and shrub planting along hedgerows and on the eastern boundary.

Badgers:

There are no active badger setts within the proposed plot perimeter the site. The development has retained badger pathways through the site and provided sufficient foraging habitat to ensure badgers maintain their population status. A construction environment management plan will ensure disturbance to badgers is minimised during the works.

Dormouse:

The survey effort employed is sufficient to prove absence of dormouse at this site. Therefore the development does not require a European Protected Species Licence for dormice.

Please refer to separate document for further information.

FIELD BOUNDARY



VIEW OF FIELD SHOWING CORNISH HEDGES

PUBLIC ACCESS FOOTPATH



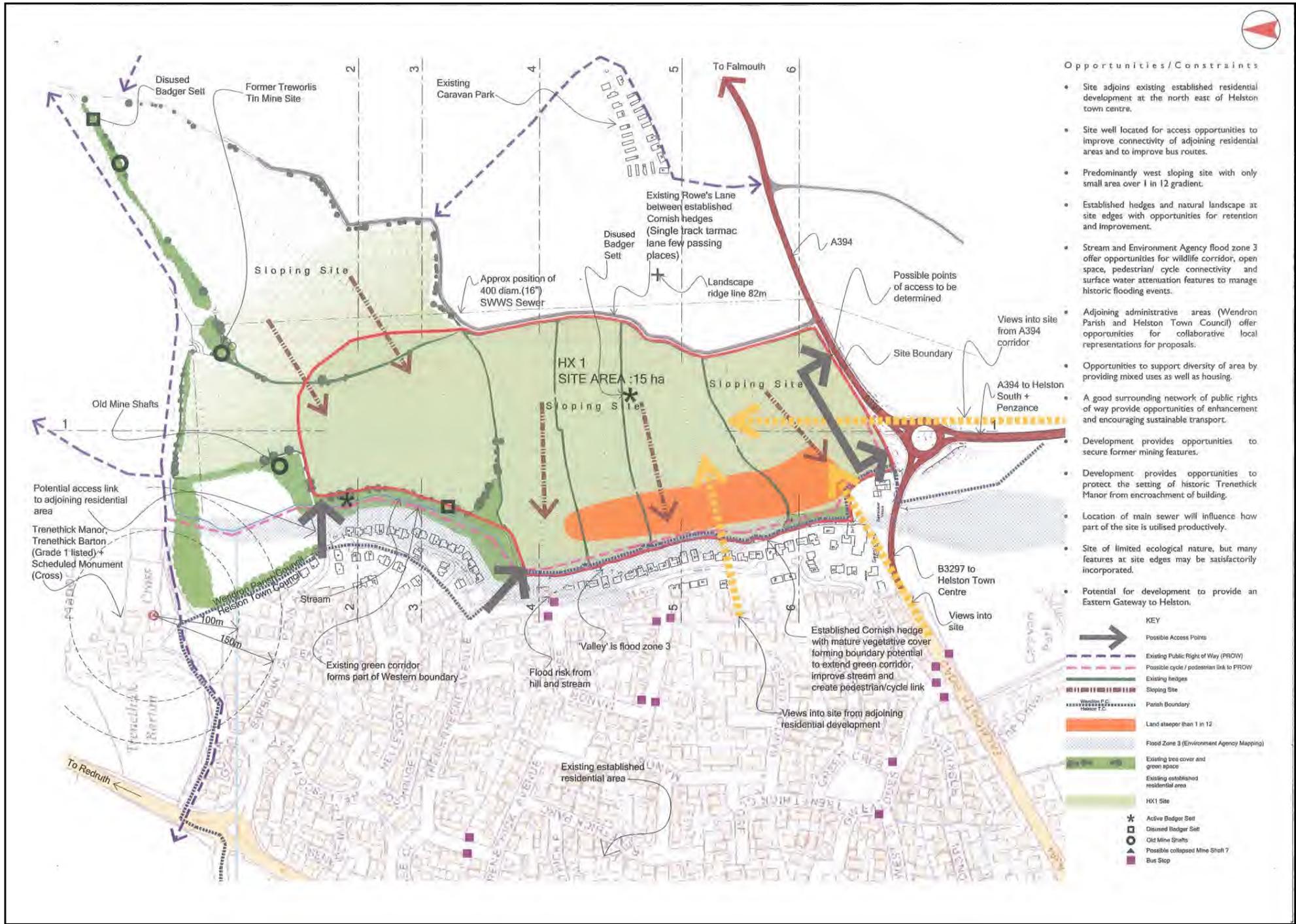
VIEW OF EXISTING MATURE TREE LANDSCAPE



VIEW OF EXISTING DENSE LANDSCAPE BUFFER



WATERCOURSE TO WESTERN BOUNDARY



Map below produced by Environment Agency

You can see from the site location, the vast majority of the site is located in flood zone 1, where residential development is acceptable. The proposal will meet the environments 1 in 100 year storm event plus 20 percent increase in the climate change.

Flood Zone definitions are set out in the National Planning Policy Guidance:

* Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

* Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year

* Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.



Prior to this outline application, there has been numerous public consultations and discussion about the proposed development with local residents and Planning officers. Below is a summary of the work undertaken with the local community to provide a residential development.

Initial Presentations

This took place during the previous winter with the design teams and:

- Wendron Parish council
- Helston Town Council
- Helston Town Framework Steering Group.

Scoping Workshop

This took place on 26th February 2014 at the Helston Guildhall. There were two main aims to this event. The first was to enable those involved to comment on, query, extend and elaborate some of the initial work that had been undertaken by the design team and others in preparing the brief for the project. The second was to give participants an opportunity to put forward their own ideas on how they could influence the design of the site. Key points from this event were then to be used at Drop-in 1.

Drop-in 1

This took place at the Guildhall, Helston on the afternoon and evening of 7th March 2014 and during Saturday 8th March. The main aims of this event were to:

- seek further insights into the team's work on Constraints and Opportunities,
- confirm and extend the list of key issues to address,
- seek ideas about appropriate design character and
- test some very initial overall layout principles.

Final Exhibition/Drop-in 2

The event took place at the Guildhall, Helston on the afternoon and evening of 9th July 2014. As above, the main aim of this event was to give consultees an opportunity to see how the design team had responded to all the input from all previous events and meetings and included (or not) those responses in the design soon to be submitted.

Both Drop-in events were advertised very widely through:

- adverts in local newspapers,
- mention on the website
- posters,
- press release,
- personal invitations to key organisations/people
- personal invitations to all who had signed in previously and
- a mailshot to 760 households neighbouring the site.

Website

A project website was put in place virtually from the start of the engagement/consultation process. This was designed and managed by PPS with input from Place Studio.

In addition to an introductory Home page, the website had pages as follows:

- About the Site: some basic background information.
- What's Proposed: This was about the process – consultation, issues, constraints etc.
- Public Consultation: An outline of the process, advance warning of events and all reports available for downloading.
- Contact Us: This offered an email address, a Freepost address and a contact telephone number for the project team.
- Links: To Cornwall Council, Helston Town Council and Wendron Parish Council.

Part presentation material below from Final Exhibition.

KEY

- Phase 1 (100 Flats)
- Phase 2 (100 Flats)
- Existing Housing
- Proposed Sites
- Existing Trees
- Existing Footpath/ Cycleway
- Proposed Footpath/ Cycleway
- Proposed Water Amenities
- Health & Log for Existing Residents

THE SITE

EXISTING HOUSES

TYPICAL PROPOSED DWELLINGS

MASTERPLAN DIAGRAM (PHASES I AND II)

DRAINAGE STRATEGY

POSSIBLE BY-PASS ALIGNMENT ROUTE

Please refer to Statement Of Community Involvement by Place Studio Ltd for further information.

A Full Report, including every comment made, was produced and this was made available to anybody who wished to see it by placing it on the website. The key points summarised in the full report follow below:

Traffic: Almost half of the responses commented on traffic. A couple of people raised concerns about the potential use of Rowe's Lane as 'rat run' while some worried that the development would add to the existing traffic levels on the A394. Although one respondent welcomed the potential for a bypass, two respondents queried the need for a bypass and another commented on its design and length. Comments were also made about access to the site with concern about its impact on the A394. One person believed the inclusion of an emergency access road to be positive for those living close to the site.

Flooding: Flooding was another key issue. While a couple of people commented positively on the drainage measures introduced for HX1, a few others doubted whether the proposed soakaways could cope with the flood events such as that experienced last winter.

Environment : While some acknowledged the environmental measures that had been taken into consideration in developing the preferred masterplan - such as the retention of the wetland and hedgerows and tree-lined walks - there were requests for more tree-planting to screen existing houses from the new development. There was also a concern about the maintenance of the proposed green area and a request from another for the green area to be expanded.

Housing: Some concern was expressed about the number of houses proposed for the site, although one person was pleased the number of houses had been reduced since the original proposal at Stage 1. Affordable housing incited a mixed reaction and while most comments on this were positive and welcomed the inclusion of affordable housing, some people were concerned about the integration of in-comers into the local community.

Infrastructure: There was concern about the lack of local infrastructure to cope with the proposed development. This included secondary school, medical facilities, employment opportunities and public transport and there were requests to consider providing these / working with bus operators to ensure adequate provision. However, one respondent suggested creating better transport links to encourage people to use existing facilities rather than developing new ones.

Other Issues: Other issues raised included concern about visual impact on properties that neighbour the site, the inability of local sewers to cope with the extra houses and the need for housing.

HELSTON HX1: SUMMARY OF COMMENTS

Numbers against items show additional mentions (out of 21 completed forms).

Concerns or Questions	Support or 'Pleased to See'
Flooding + 7	Affordable housing provision +2
Traffic on nearby roads + 4	Includes surgery +2
Need better public transport +2	Overall support +2
Visual impacts +2	Points taken on board +1
By-pass length and impacts +2	Hedges kept +1
Need more school buildings +2	Now less houses +1
Only 2 site entrances +1	Support if employment
No walls or fences fronting existing +1	Support if by-pass
No need for houses +1	Flooding appears to be addressed
HX2 better	Liner park
Who will get the affordable units?	
Security for adjacent residents	
More trees needed	
Too big	
Where will people work?	
Worry if sold to standard developer	

There were two points that were about confusion (ie. people did not bother to ask!):

- Traffic along Rowes Lane (but clearly shown as footpath/bridleway).
- Rat-run between existing and new (but there is not one).

Items in bold are already being addressed but probably need further clarification or minor changes/additions.