

We are working in conjunction with Coastline Housing to provide affordable housing for local people .

Affordable housing will be offered to the local people, in the first instance of Helston and Wendron, as there is a large requirement for housing in the area – refer to tables right.

These plots will be a mix of some rented and some shared ownership plus discounted sales. The units will be spread throughout the development in a seamless design. The dwellings will be of the same quality materials used throughout the site.

All affordable housing proposals will be negotiated in Section 106 agreement, during the planning process.

Please find below the needs figures for Helston.

Band	Need by bedroom size								Total
	1	2	3	4	5	6	7	8	
Total Band	266	199	88	23	4	0	1	0	581

Please find below the needs figures for Wendron Parish:

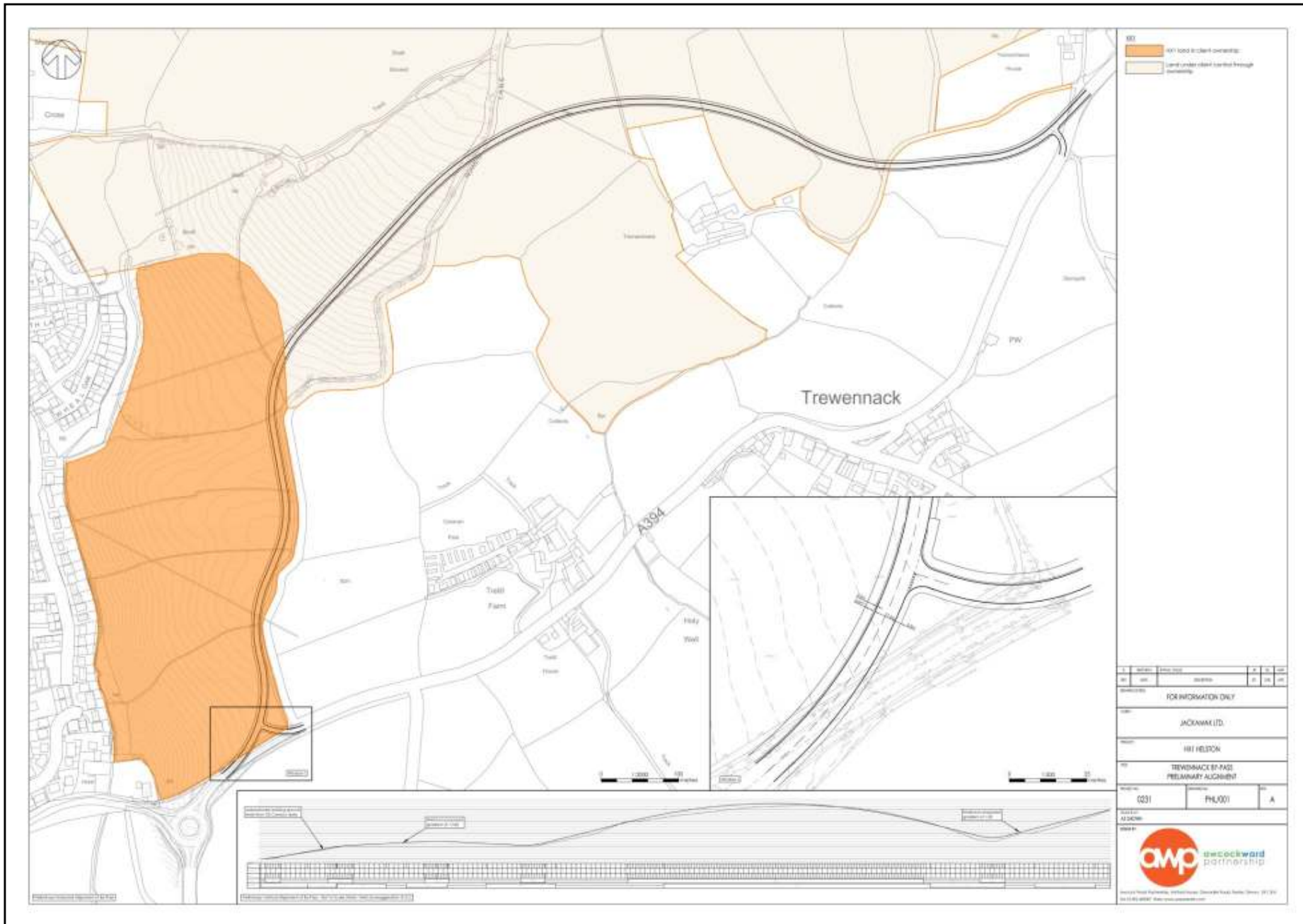
Band	Council min bed need								Total
	1	2	3	4	5	6	7	8	
Total Band	27	23	13	0	1	0	0	0	64

Illustrative Only



By Pass Road Concept

By-Pass (PHASE I) This will be constructed in conjunction with this development and form an active part of the highway infrastructure. Rows Lane will be connected from the North into the bypass providing the opportunity to down grade Rows Lane to a cycleway / footpath / bridleway. Stopping up to the South where it joins the A394.



See below sketch design of the gateway buildings. This will be split into 3 blocks and have associated parking to the rear, along with drop-off/collection points to avoid unnecessary short stays in the car park. 450m² (approx) is designated to the Medical centre including 6-7 consulting rooms and 650m² (approx) is designated to the commercial space which can be split in various ways into office and community space. The units will be of 2 & 2.5 storey's high and have a mixture of materials. This will be a striking feature to the main entrance of the site. Further detail of this building will be provided at reserved matters stage.

Illustrative Only



Sketch of A394 Elevation of Surgery and Commercial Buildings



Sketch Layout of Surgery, community & commercial buildings with minimum 80 car parking spaces



Sketch image of view from A394



Sketch image on approach from new 'link' road



Image of Surgery from car park



Sketch of A394 Elevation of Surgery and Commercial Buildings

VILLAGE STREET FRONTAGE

A more urban core providing a strong built form, following the pattern of development within the town centre of Helston. Buildings of two and three storeys designed to the local vernacular using traditional materials. Focal buildings to close 'Vistas' and add direction for the layout

BY PASS FRONTAGE

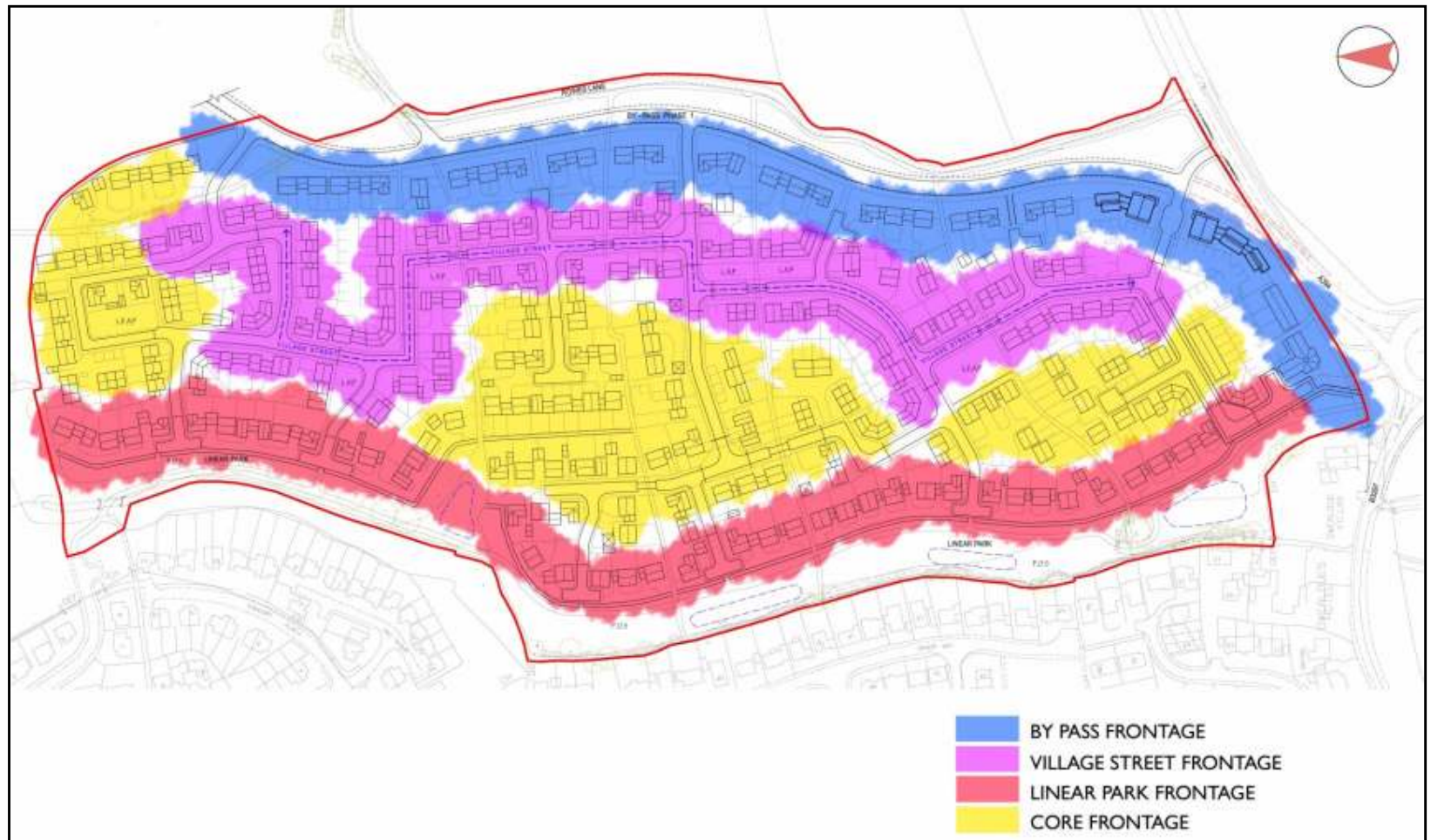
A more rural, farmhouse vernacular giving a arcadian edge to the town set within a strong landscape framework, with car parking access from the rear of the buildings and predominately two storeys with an element of two and a half storeys, including dormer windows to articulate the roofscape. Avenue trees will line the By-Pass.

LINEAR PARK FRONTAGE

A more contemporary design is envisaged, predominately single storey development fronting the park with traditional enclosure of Cornish hedge planting to frame the park. Single storey design will be based on a selection of barn conversions with the use of some natural materials, and large glazed sections to achieve a contemporary balance.

CORE FRONTAGE

This will be a more standard design, however details to windows and doors along with a mix of finishes will link the 3 main areas above in to a comprehensive design.





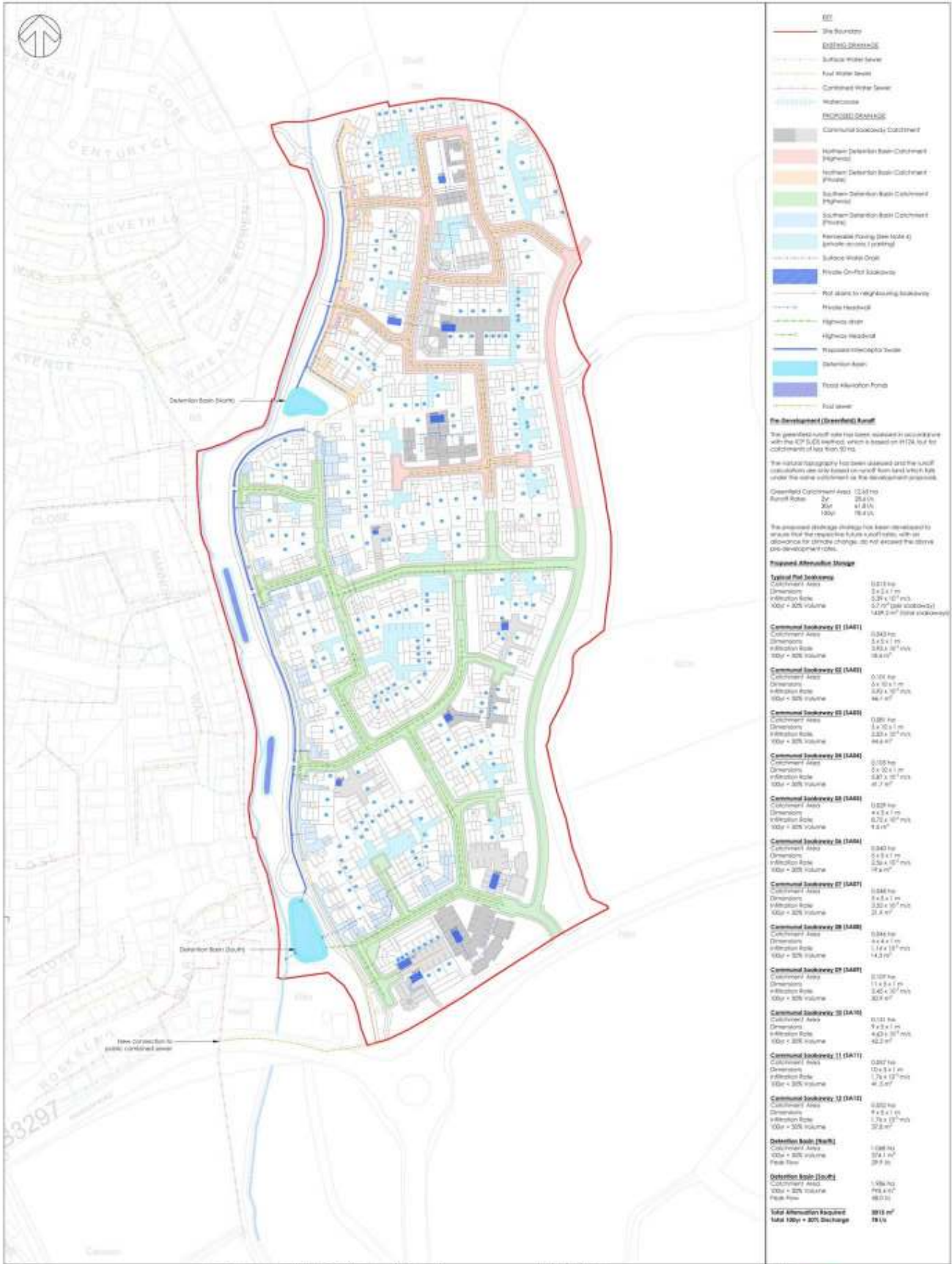
VILLAGE STREET FRONTAGE



BY PASS FRONTAGE



LINEAR PARK FRONTAGE



- KEY**
- The Boundary
 - EXISTING DRAINAGE**
 - Surface Water Sewer
 - Foul Water Sewer
 - Combined Water Sewer
 - Watercourse
 - PROPOSED DRAINAGE**
 - Commercial Sewerage Catchment
 - Northern Detention Basin Catchment (Highways)
 - Northern Detention Basin Catchment (Private)
 - Southern Detention Basin Catchment (Highways)
 - Southern Detention Basin Catchment (Private)
 - Residential Flooding (See Table 2) (Private access / parking)
 - Surface Water Drain
 - Private On-plot Sewerage
 - Plot drains to neighbouring backwaters
 - Private Headwall
 - Highway drain
 - Highway Headwall
 - Wastewater Catchment Sewer
 - Detention Basin
 - Flood Alleviation Pond
 - Foul sewer

The Development (Greenfield) Runoff

The proposed runoff rate has been calculated in accordance with the IPI SUDS method, which is based on H2024, but for catchments of less than 50 ha.

The natural topography has been analysed and the runoff contributions are only based on runoff from land which falls under the same catchment as the development proposal.

Greenfield Catchment Area: 12.68 ha
 Runoff Rate: 2yr: 28.6 l/s
 24hr: 41.8 l/s
 100yr: 18.4 l/s

The proposed drainage strategy has been developed to ensure that the proposed future runoff rates, with an allowance for climate change, do not exceed the above pre-development rates.

Proposed Attenuation Storage

Typical Plot Sewerage	1023 l/s
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³ (total storage)
Commercial Sewerage 01 (1A41)	0.243 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 02 (1A42)	0.192 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 03 (1A43)	0.281 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 04 (1A44)	0.155 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 05 (1A45)	0.229 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 06 (1A46)	0.240 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 07 (1A47)	0.248 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 08 (1A48)	0.244 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 09 (1A49)	0.210 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 10 (1A10)	0.131 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 11 (1A11)	0.207 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Commercial Sewerage 12 (1A12)	0.222 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Detention Basin (1A13)	1.088 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Detention Basin (1A14)	1.088 ha
Catchment Area	2.4 x 2.1 m
Dimensions	2.25 x 0.7 m/s
Infiltration Rate	0.7 m³ (total storage)
100yr + 30% Volume	148.0 m³
Total Attenuation Required	1815 m³
Total 100yr + 30% Discharge	18.1 l/s

Notes

- The proposed development is subject to a Planning Application (PA/130) for a 100% residential development. The proposed development is subject to a Planning Application (PA/130) for a 100% residential development.
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RTI HELSTON

PRELIMINARY DRAINAGE LAYOUT

JACKAMAY LTD.

PLANNING APPLICATION

0231

PA/130

PLANNING APPLICATION

02/24/25

0 10 20 Metres

awp **awcockward**

10777 WINDYBUSH

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