

**Workshop: 26<sup>th</sup> February 2014  
Guildhall, Helston**

***FULL REPORT***

***For: North East Helston Partnership  
By: Place Studio Limited***

## INTRODUCTION

This is the full report of the first workshop held as part of the community engagement on the 'Helston HX1' project. The aims of this opening event were to:

- check and elaborate a set of possible issues, constraints and opportunities,
- share a wider understanding of the aims of the project,
- introduce those behind it and working on it,
- test out some very initial ideas of project content, layout design etc. and
- draw out key points for the first open Drop-in event to be held 9 days later.

With guidance from council officer and members, and members of Helston Town Council and Wendron Parish Council, an initial list of invitees was developed. Appendix 1 lists those who were able to attend and also those who sent apologies. All on the list will be sent this report and it is anticipated that the next stage engagement will widen the list of invitees to the proposed second workshop.

The workshop was almost entirely interactive, with the following elements to the programme:

- Two exercises as people arrived
- Introduction and scene-setting by Jeff Bishop
- Short presentation by Michael Griffin
- Feedback on the arrivals exercises
- Group 'design' work – the core of the evening
- Feedback and discussion on group work results and ideas for the next stages

The **arrivals exercise**, the **design group work** and the **final discussion** session – and their results - are explained fully in the following sections. The results of one of the arrivals exercise are being incorporated straight into material for the drop-in and there was no formal note of Michael's presentation. On the latter point, people, asked for an explanation of the 'North East Helston Partnership' (NEHP). The NEHP comprises Mark Rowe as landowner, Michael Griffin as Project Director, RLT Architects, Pace and PPS.

In this report all introductory and explanatory text is in italics as here. Everything in plain text is as noted at the time either by participants or group note-takers.

## ISSUES, CONSTRAINTS AND OPPORTUNITIES

As people arrived they were asked to get into action immediately! This involved two tasks:

- Annotating and adding to list of '**Issues**' about the project prepared by the facilitators.
- Annotating a large '**Constraints and Opportunities**' map of the potential site and its surroundings.

Time was such that a lot of comments were made on the Issues but not that much was added to the map. The points added to the map (and some received since) will

all be incorporated into a second version to be used at the drop-in event. The comments made on the Issues follow below. Please note:

- For each item, people added a tick if they agreed, a cross if they disagreed.
- Numbers are shown for how many ticks and crosses.
- They could also elaborate a specific point, in which case the notes add that underneath the original.
- They could also add any issues they felt were missing; these are shown at the end.

### **Environment And Landscape**

1. Sensitivity to views in the wider landscape 3✓
2. Sensitivity to views from the adjacent housing 7✓
3. Retain all possible hedgerows and trees 7✓
4. Create good new planting throughout 6✓
5. Ensure some wildlife corridors 4✓
6. No intrusive lighting, no light pollution 2✓
7. Initiatives to enhance biodiversity 3✓
8. Natural, environment-friendly flood protection/management 8✓
9. Create a clear, strong, green boundary to development 4✓

### **Urban Design**

10. Variety of street and building characters 4✓
11. Everybody to have some open space nearby 4✓
12. Smallish clusters/sub areas, not all one 'lump' 2✓
13. Clear arrival point/gateway 5✓
14. No culs-de-sac, pedestrian routes throughout 1✓ 1X  
Can have cul-de sacs with pedestrian walkways
15. 2/3 storeys (mainly or only?) 2✓  
No higher than 2 storey
16. Designs to pick up on the best of Helston's character 6✓
17. Good quality, long-lasting materials 8✓  
Not self-coloured plaster which looks awful quickly unless covenant requiring regular redecoration

### **Access And Movement**

#### Walking, Cycling and Buses

18. Easy access to any facilities 8✓
19. Create more/better footpaths links into the adjacent area and town centre 5✓  
What is the adjacent area? Is it publicly accessible?
20. Create more footpath links into the wider countryside 2✓
21. Create more cycling opportunities 2✓
22. Full disability access throughout 2✓
23. Home Zone ideas to reduce speeds and improve safety 6✓
24. Ensure public transport routes connect 6✓

### Driving

25. Care needed if only one main road entrance 2X
26. Develop to include first part of Trewennack by-pass 5✓  
Without a complete Trewennack by-pass the site would overload the existing road/ already not fit for purpose. No development without road delivery.
27. Minimise all impacts of any by-pass on views, ecology etc. 2✓
28. Protect the housing from any impacts from a by-pass route 2✓
29. Create a clearly understood road pattern within the development 5✓

### **Homes And Community**

#### Homes

30. Deliver a variety of opportunities – different types, sizes, cost 5✓
31. Mix the different types around – no 'ghettoes' 4✓
32. Include some Live/Work units 1✓
33. Affordable housing to be first priority to local people 3✓  
What are local people? If Helston eligible individuals then 'yes'
34. Can anything be done to avoid holiday home buyers? 2✓  
Covenants should restrict this
35. Ensure appropriate standards and types of parking 5✓  
Ensure sufficient space to avoid pavements being parked on
36. Ensure parking for visitors 1✓  
Service vehicles too
37. As many houses as possible to have gardens 3✓
38. High environmental standards – insulation, water, waste disposal 6✓
39. Renewable energy provision? 3✓  
Not wind turbines

#### Community

40. Any facilities to also serve the adjacent community 6✓
41. Include community hall/meeting room 3✓ 1X
42. Provide some of the health service provision lacking in the north west of town 2 1X
43. Contribute, directly or indirectly, to school places in the north west of town 5✓
44. Include some employment space 1✓  
Not industrial units per se/ include employment space - not a necessary but could be successfully incorporated
45. Provide some sort of MUGA (multi-use games area) 5✓
46. Create one main central open space/park. 3✓  
One central open space for new development. Existing open space to NW that receives informal use at present should also be provided. A wildlife corridor could also be widened to create natural open space.
47. Include some allotments 1✓ 3X

### **And .... Whatever You Think We Have Missed**

- Broad spread of development issues

- Landscape –protection +greenery/ flooding 3✓
- UD – layout+materials in x 2.5 st ?
- Movement – walking – access/safety speed
- Drive – clear ? /By-pass
- One access 2X
- Cul de sacs 2X
- Housing – mix affordable/envIRON/parking
- Facilities – community
- MUGA

## GROUP DESIGN WORK

*In advance of the event, participants were allocated to four groups of 4 or 5 people, plus a member of the project team. This was mainly to ensure the best discussion but, as it turned out, there proved to be four different tasks that the facilitators felt would best help to 'stretch out' the many possible options for development. One task was given to each group. The task briefs covered from more detailed points about layout and design through to very strategic choices about the by-pass and the basic balance of any development. The basic brief for each group is as follows (they were also given instructions on what to produce and some supporting information).*

### **Group 1**

*Your focus is the potential layout of the core HX1 site. This assumes for now that there will be no requirement for a section of by-pass through the site and no additional land. That should enable you to think about and have initial ideas for more of the detailed issues about layout and design than the groups doing the broader tasks.*

### **Group 2**

*Your focus is the potential layout of the HX1 site but not the one shown on the plans and aerial photo! The red line boundary you have seen was drawn by the planners. The N.E. Helston Partnership believe that more land could be made available to ensure a more diverse and hence sustainable development and contribute better to the potential by-pass.*

### **Group 3**

*We would like this group to focus on **two** things (so keep an eye on time):*

- *Initial ideas for the potential layout of the core HX1 site on the assumption that there will need to be a route for the section of the by-pass going through the site (but no additional land).*
- *Thoughts about the key things that would have to be done to create certainty that the remainder of the by-pass would actually be built.*

*Groups doing Tasks 1 and 2 are focusing more on the detail of the possible development and those doing Task 4 are looking at all sorts of alternatives for delivering the by-pass (eg. adding more land). Your work is a sort of 'middle road' task enabling us to properly compare different approaches.*

### **Group 4**

*This is the 'blue sky thinking', strategic group and your results will be complemented by the results from the other groups who are looking in some detail at*

*masterplanning ideas (Tasks 1 and 2) and masterplanning and delivery of any by-pass (Task 3).*

*All groups produced notes which follow below. Groups 1, 2 and 3 produced sketch plans which are in Appendix 2. These have been carefully copied to include all points noted and to enable them to be read easily on a screen or printed at A4 size. (Any errors or omissions from originals are ours!)*

## **Group 1**

- Need for Wendron Parish Council and Helston Town Council to work together on this.
- More than one vehicle point of access required.
- *(What about)* widening Rows Lane to improve traffic capacity to serve site? Roundabout on the A394.
- No 'heart' to adjoining housing development.
- Incorporating 'community' facilities would support the local area (health, community centre, MUGA).
- Flood control – could be landscape space, footpath and cycle link, wildlife (water attenuation ponds). Security of people's gardens to existing housing.
- Development could help to manage surface water flooding to valley.
- Retain Cornish hedges where of value and practical to layout, and create new hedges.
- Roundabout access off A394 to site is preference to an alternative junction.
- Improve footpath access at sewer pumping station for Secure by Design, if access to site is suggested.
- Sewage capacity in existing sewage system needs to be checked.
- Locate community facilities equidistant to surrounding settlement.
- Communication with NHS and local doctors' surgeries.
- Potential for further education linked to Falmouth.
- Small scale employment uses which are OK in residential environments.
- Use storey heights positively to enclose spaces and give containment.
- Mixture of house types and heights – good variety of garden sizes.

## **Group 2**

- By-pass v. community facilities – if the bypass means that community facilities are lost, then its delivery needs to be carefully considered. It is important community facilities are included.
- By-pass (Distributor road) – this would be good but it should not be an eyesore like the by-pass that has been built! It should be an attractive 'street' (tree lined boulevard) that acts as a gateway into Helston with a green setting and built frontage- no rear garden fences! Potential to give better access to Wendron School. The 'street' would also provide access into the site at multiple points.
- Possibility of linking the Redruth Road to the new distributor road which would also allow for future growth areas beyond 2030.
- Additional land area should be used for sports pitches/ park so that it creates an attractive entrance into the Helston- make sure there is provision for youth.
- Community facilities must be delivered to enhance the quality of life for proposed and existing residents. Facilities should include:
  - Community hall/room

- Health centre/drop in
- Cafe/ meeting space (particularly for the elderly- place to get a hot meal)
- Pre-school provision
- Workspace (small/flexible space)/ business support - focus other major business uses onto existing sites in the town – not Blue Chip companies as this failed on the David Martin site.
- These facilities should be grouped together with bus access.
- Important to get connectivity and linkages to the existing residential area- the main link should be off Penn an Drea (which is a direct link onto the Lower Town roundabout). Feeling that the local facilities should be close to this area so that existing locals can access it as well. This would link well with the green corridor and open space network.
- The Head teacher at Wendron felt that there wasn't enough demand for a new school and so Wendron & St Michaels should increase in size to take the capacity.
- Ensure that flood risk is covered and capacity for foul water is increased. Makes sense to put green corridor along the existing stream so that new houses do not flood and allow for attenuation areas to prevent downstream flooding.
- Make sure the new entrance off the main A394 is safe!

### **Group 3**

- By-pass – viability of alternatives?
- Options:
  - Road – vehicles
  - Street, eg. Camborne, low speed
- Preference\* for 'road' ie. not through residential area. (\* Dispute CC traffic counts)
- Helston – already building across (*ring road*) – Premier Inn.
- Implications for roundabout
- HGV controls – 'Tesco'
- Priority – economic benefit, minimise impacts on quality of life
- Buffer/screen of landscape to the lane.
- Open space – to the north west, shared with (*existing*) community.
- Paying for by-pass:
  - Reduction in affordable housing
  - Level TBD
  - Community facilities – need wider audience
  - Harness HX2 S106/CIL to pay

### **Group 4**

- By-pass to support more than Helston but also the Lizard and Goonhilly.
- Culdrose – MoD support?
- Check densities on adjoining land.
- Blue sky thinking – link to Redruth Road.
- Question mine shaft locations.
- Need to look back at previous road/by-pass records, benefit bigger area.
- Possible employment:

- Live/work.
- Small office blocks.
- Check Helston's needs.
- Innovation Centre.
- Starter units.
- Golf club instead of distribution centre.
- Arts, Crafts and Heritage Centre as entrance.
- Attraction Gateway to direct people to town centre.
- Geothermal energy using mine shaft?

## **FEEDBACK, DISCUSSION AND NEXT STAGES**

*Following the group work, each group presented their results for around 5 minutes. This enabled some brief discussion to draw out key or additional points to take forward into next stages. Points noted follow below.*

- *Does it seem sensible even now to plan for the larger site? Yes*
- *The larger site may enable a road access to the Redruth Road.*
- *Delivery trade-off: (This needs) a wider audience input, need to know how important the by-pass is and the trade-offs that would be tolerable.*
- *The principle of accessing the town centre is key to the Framework; a satellite centre may be contrary to this.*
- *School places needed – choice between schools and roads? Need to find school capacities (reference to St. Michaels).*

*For the final minutes Jeff outlined the next stages, especially the forthcoming public drop-in. This generated some points about maximising the value of the drop-in and about links to other people and groups, as follows.*

- *Be sure to notify adjacent parishes (names noted).*
- *James Hardy offered to arrange a youth forum session about the proposals.*
- *Cllr. Jenkin added two more key consultees: Trelill Caravan Park and Trenethick Manor.*

## APPENDIX 1: ATTENDEES AND APOLOGIES

Name		Representing	Group
Nitin	Bhasin	Urban Designer, Cornwall Council	4
Nick	Van den Berg	Wendron Parish Council	1
James	Hardy	Early Help Locality Team, Cornwall Council	2
Cllr. Loveday	Jenkin	Cornwall Council	4
Cllr. Martine	Knight	Helston Town Council	3
Richard	Lawrence	Head, Wendron Primary School	2
Diane	Mitchell	Wendron Parish Council	4
Frances	Morris	Helston & District Footpaths Society	1
Martin	Mumford	Devon & Cornwall Police	1
Hollie	Nicholls	Planner, Cornwall Council	3
Chloe	Pitt	Planner, Cornwall Council	4
Sue	Swift	Helston 50+ Forum	2
Cllr. Mike	Thomas	Helston Town Council	1
Cllr. Marion	Warren	Wendron Parish Council	3
Cllr. Ronnie	Williams	Helston Town Council	2

### Project Team

Michael	Griffin	Director, MA Griffin Associates	4
Martyn	Lonsdale	Urban Designer, Lavigne Lonsdale	2
Dilwyn	Lloyd	Urban Designer, RLT Architects	1
Jon	Pearson	Transport consultant	3

### Facilitators

Jeff Bishop and Vaughan Thompson, Place Studio

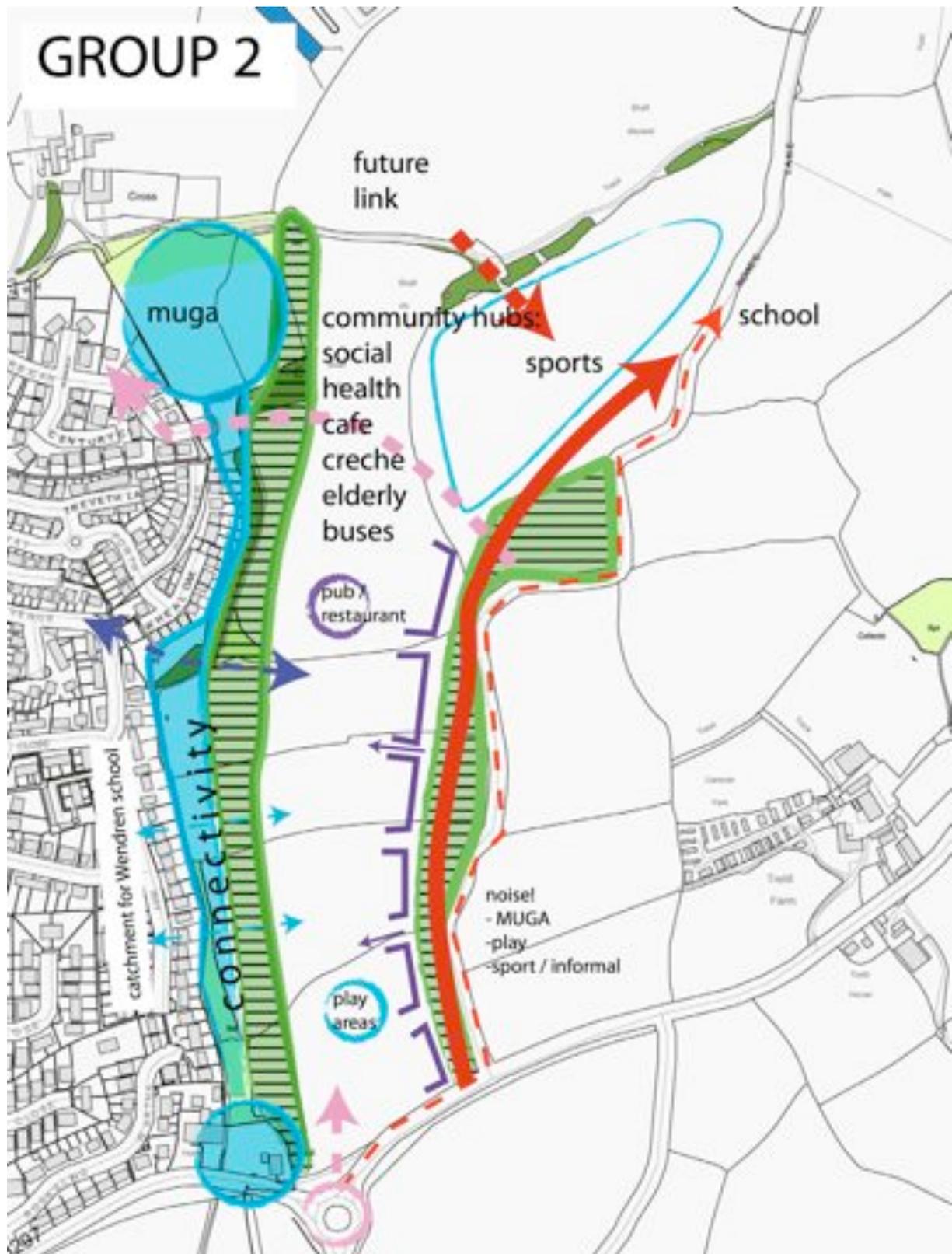
### Apologies

Des	Dunlop	Planning consultant
Cllr. John	Martin	Helston Town Council
Cllr. Phil	Martin	Cornwall Council
Cheryl	Marriott	Cornwall Wildlife Trust
Martin	Searle	Helston town Centre Regeneration Officer
Ian	Turnbull	NHS England
Ted	Venn	CPRE

APPENDIX 2: GROUP SKETCH PLANS



# GROUP 2



# GROUP 3

