

HELSTON HX1: SO DID WE LISTEN?

- Our earlier consultation generated some key challenges from local people in terms of how a scheme might best be planned and designed - see below.
- Some have been addressed **now**, in the forthcoming application: see section 1.
- Some will be addressed **later** in detailed design work: see section 2.
- **How well** they have been addressed (and any others you wish to mention) is over to you to tell us on the questionnaire.
- **AND** we also need your suggestions for how to improve things further.

1. Issues Addressed Now

- **Affordable Homes:** 40% as proposed in the new Local Plan.
- **No 'Affordable Ghettoes':** Affordable housing to be spread around (see drawings).
- **Adequate Parking:** Looking to provide 200% (ie. 2 per plot).
- **Hedgerow Retention:** All basically retained, if with breaks for roads and paths.
- **Public Open Space:** Linear park feature alongside stream, plus other smaller areas within the scheme.
- **Play areas:** Small ones spread around, plus one big one.
- **Pedestrian Routes/Links:** Links made to the existing housing and to local footpaths and bridleways (see drawings).
- **No Rat-runs:** No road links between existing and new housing.
- **Trewennack By-pass:** First stage provided with potential for full future route (see drawings).
- **Housing Protected from By-pass:** Tree belt screening and railings provided.
- **Strong Green Boundary:** Landscaping, screening etc. all around (see drawings).
- **Sensitivity to Views:** A 'Landscape and Visual Impact Study' has been done and design responses included (see drawings).
- **Local Services:** Space available for meeting room and health provision (see section 2).
- **Employment on Site:** Space proposed and 80% of end users identified.
- **Clear Arrival Point/Gateway:** This is the corner blocks (see drawings).
- **Flooding:** A system to tackle this has been designed (see drawings).
- **Sewage:** Capacity is available and a route has been planned.

2. Issues for Next Stages

- **Not just one Design Character:** Obvious scope for at least three different character areas.
- **Local Services:** Any meeting room depends on local input/ideas, any health provision depends on local NHS providers. The scheme **will** provide these if shown to be needed.
- **And also for next stages:** Locally distinctive design, robust and long-lasting materials, good sized gardens, mainly 2/3 storeys, varied house types, prices and sizes, traffic calming throughout and?.