

Parish Council's Public Meeting

- Development Site Appraisal Plan
- Second Public Consultation Feedback

DEVELOPMENT SITE APPRAISAL PLAN

Scale 1:2500 @ A1

VILLAGE DEVELOPMENT

The 1880 Cornwall & Isles of Scilly OS map demonstrates how the settlement of Mount Hawke formed along Fore Street and Short Cross Road and remained relatively unchanged until the late 1960's. Development then began to infill between Fore Street and Rodda's Road, in the form of a series of well-sized detached bungalows. New developments of bungalows also formed at High Field Road and Church Road and properties started to extend along Rope Walk.

The village expanded dramatically in the 1980's with more bungalows built at Henley Drive and the village doubled in size with the addition of the Trenithick residential estate that provide terraced bungalows in a significant array of cul de sacs and private amenities for the Trenithick Residents Association.

The western boundary of the village was formed in the 1990's by the development of the Glendale Crescent and more recently Beacon View has provided an infill development of 2-storey properties.

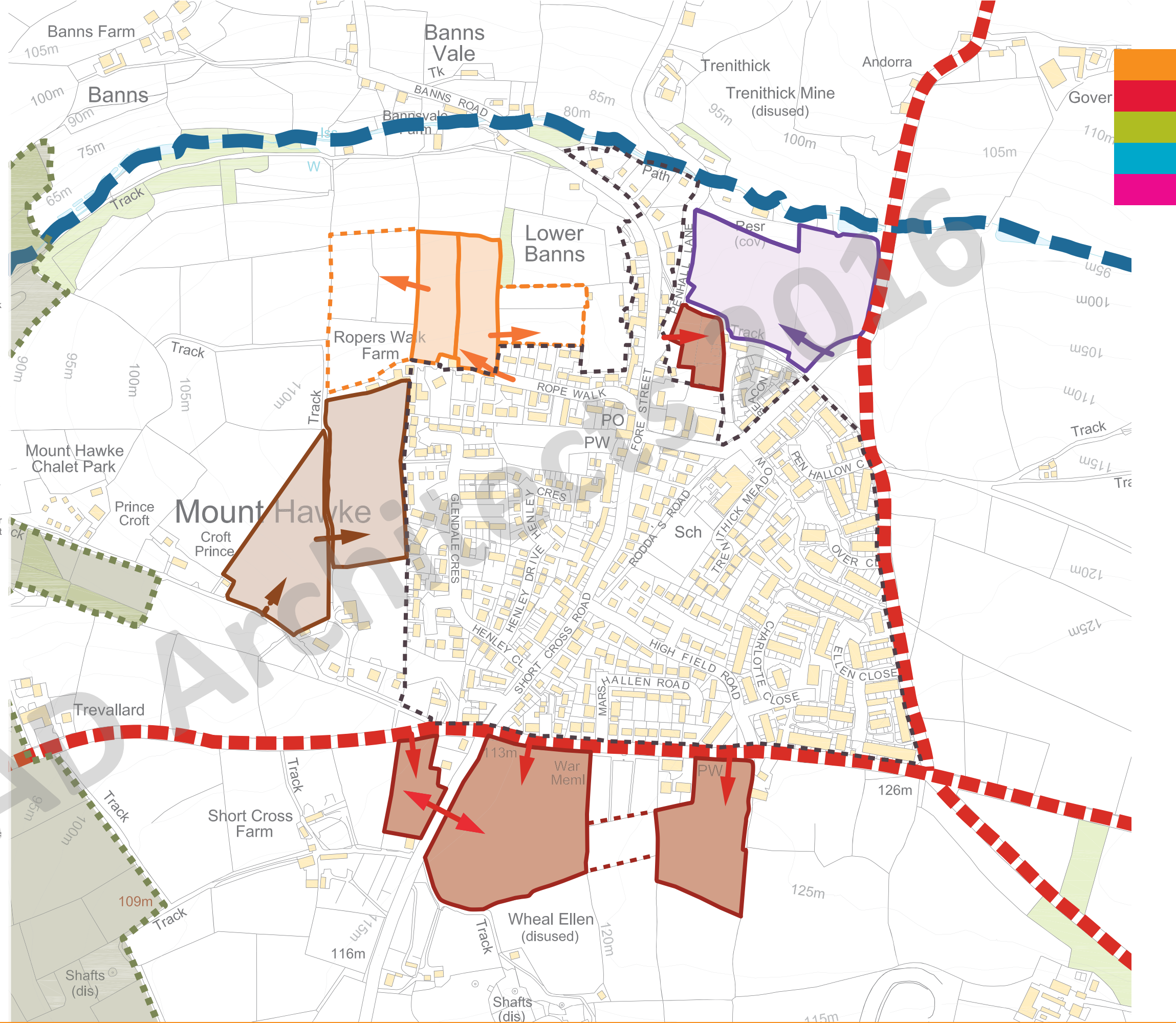
PLANNING FOR FUTURE GROWTH

The proposed development of 85 new homes will provide a mixture of housing types to promote a balanced provision of housing within the village, with an appropriate level of affordable housing. The proposal will preserve mature trees and hedgerows surrounding the site and provide a series of public open spaces that will all help to maintain a green appearance and help preserve the rural setting of the village when viewed from approach roads. The development will allow new families to move to Mount Hawke and existing residents to find appropriate accommodation. Positive benefits also include sustained numbers of families to support the Primary School in the coming years, increased trade for village businesses and new members of the community contributing to village life.

If growth is not planned for, then the result is stagnation and decline. The process of planning for growth can be a very positive process from which everyone can benefit. If growth planning is not engaged with, growth will still happen but on someone else's terms.

Key

-  Carrick District Wide Development Envelope
-  Public roads form boundary to village envelope
-  Stream forms natural boundary to village envelope
-  Denotes area of various designated sites
-  Proposed development site lies within the perceived envelope of Mount Hawke and benefits from good access
-  Whilst these sites are not known to be available for redevelopment, we have assessed their suitability to provide residential schemes:
-  Sites have good access potential, but lie outside of the perceived village envelope
-  Sites lie within the perceived village envelope with limited access along public roads
-  Sites lie within the perceived village envelope with access only available across private land
-  Potential access point



Proposed residential development of land between Rodda's Road and Penhall Lane

Mount Hawke, Truro, Cornwall.

2326.B.002 September 2016

Vehicular Access Via existing narrow lane	8	The scheme proposes improvements to Rodda's Road that include extending the pedestrian footpath from Beacon View to the proposed development and widening the roadway along the frontage of the application to provide two lanes.
Village Impact /Overdevelopment Size of village	6	Growth is both essential and inevitable and this site is promoted by CAD Architects as it forms an ideal infill plot with good access. Additionally, the site is suitably sized to ensure adequate green buffer zones protect existing hedgerows and trees and, combined with strategically located public open spaces, these visual buffers will help to maintain a rural setting and appearance to the edge of the village.
Surface Water & Drainage Risk of flooding	13	A flood risk assessment concluded that the proposed development does not significantly increase the risk of flooding offsite. Furthermore the hydrologists report concluded that a sufficient surface water drainage system using the principles of SUDS is achievable within the confines of the site.
Parking Existing Issues	1	Each new property will be provided with at least 2 designated parking spaces. Additionally, the scheme includes an area of parking for use by school staff members, allowing the school to improve its drop-off facility onsite, which should alleviate congestion issues in the village. The car park would then be available to the public out of school hours.
School Capacity of current facility	14	Whilst the local school is currently oversubscribed with pupils from surrounding villages, other village schools are being expanded that will likely result in reduced application numbers at Mount Hawke Academy in the coming years.
Traffic Increase in traffic	10	This site does not require vehicles to drive through the village for access as it lies adjacent to the C class road that bypasses the village and links it to the B3277 St Agnes road.
Affordability Homes for local residents and first time buyers	4	It is anticipated that a minimum of 30% of the new dwellings will be provided as affordable homes providing an opportunity to help meet the high level of housing need in St. Agnes Parish.
Pavements Pedestrian routes lacking	2	The scheme will provide good pedestrian links through the site and an extended footpath along Rodda's Road from the proposed development to join the pathway into the village at Beacon View.
Infrastructure General effect on current infrastructure	3	Generally consultation with service providers such as BT are only accepted when a planning application has been registered, however, an increase in population typically helps to secure better facilities for the locale.
Doctors Currently a part time surgery	5	It is anticipated that increase in village population will benefit St Agnes & Mount Hawke Surgeries and we are consulting to ascertain the potential effects on the Mount Hawke service.
Environment Impact on environment and wildlife	9	The current agricultural use of the site limits its ecological value. The scheme will look to protect existing hedgerows and any wildlife found to be using the site. The introduction of green buffer zones, as well as a range of new public open spaces and appropriate garden amenity will help to promote greater biodiversity that will encourage more wildlife.
Noise/Light Pollution Increase in population	6	Current building regulation standards will ensure adequate acoustic insulation of properties and a lighting scheme will be required to inform the scheme as part of a Reserved Matters application.
Sewerage Capacity of current facilities	4	The foul drainage has been considered by a Civil Engineer and connection to the public sewer system confirmed as feasible. A capacity statement will be sourced from South West Water, which will serve to identify any upgrade to the existing pump station, as required at Reserved Matters stage.

- Denotes previous feedback results

Proposed Site Plan
scale 1:1000

