

# Second Public Consultation

- Proposed Site Plan
- First Public Consultation Feedback
- Topographical Survey
- Report on Preliminary Investigation - Executive Summary Extract
- Flood Risk Assessment - Conclusions Extract
- Transport Statement - Summary and Conclusion Extract
- Preliminary Ecological Appraisal Report - Summary Extract

**PROPOSED SITE PLAN**

Scale 1:1000 @ A2

**Schedule Of Proposed Accommodation**

HOUSE TYPE A: 1 BED MAISONETTE	11 No.
HOUSE TYPE B: 2 BED HOUSE	15 No.
HOUSE TYPE C: 3 BED HOUSE	28 No.
HOUSE TYPE D: 3 BED HOUSE	16 No.
HOUSE TYPE E: 4 BED HOUSE	15 No.

Total 85 Dwellings  
Site Area 3.4 hectares  
Density 25 Dwellings per hectare

**Affordable Housing Mix**

HOUSE TYPE	A	B	C	D	E
NO. AFFORDABLE RENTED	5	7	-	5	1
RP SHARED OWNERSHIP	-	5	3	-	-
<b>TOTAL 26*</b>					

\*All Affordable Dwellings to meet minimum size requirements (in accordance with Cornwall Council's Affordable Housing SPD)

**Executive Summary**

- Vehicular access to be provided at the existing site access point, where appropriate visibility can be achieved and Rodda's Lane to be widened to alleviate existing traffic congestion issues.
- A series of footpaths and cycle routes have been proposed and extended to integrate with the surrounding network. Particularly, a pedestrian footpath fronting Beacon View will improve access to the village.
- Whilst no vehicular through-route is provided, a separate pedestrian and cycle access point is proposed from Penhall Lane. A footpath is also proposed within the site along Penhall Lane to improve safety for pedestrians.
- Proposed areas of Public Open Space have been extended to the front of Old Church Cottages. Appropriate green buffer zones have been provided along existing hedgerows of ecological value and buildings have been located away from tree protection zones.
- Space is available within the proposed scheme for a series of landscaped attenuation ponds and drainage swales, should detailed drainage design require such features to assist with surface water drainage.
- Each proposed dwelling will have at least 2 designated car parking spaces and additional visitor parking will be available. The scheme also includes provision for 30 car parking spaces for Mount Hawke Academy staff to use in term-time, to improve the parent drop-off provision on the school site. These spaces would be available to the public outside of school hours.
- A low density development has been proposed, appropriate to the rural setting. Housing mix will respond to the local need and Affordable Housing would be provided as part of any development, as well as appropriate contributions towards education and infrastructure.



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

**Mount Hawke, Truro, Cornwall.**

2326.D.005 July 2016

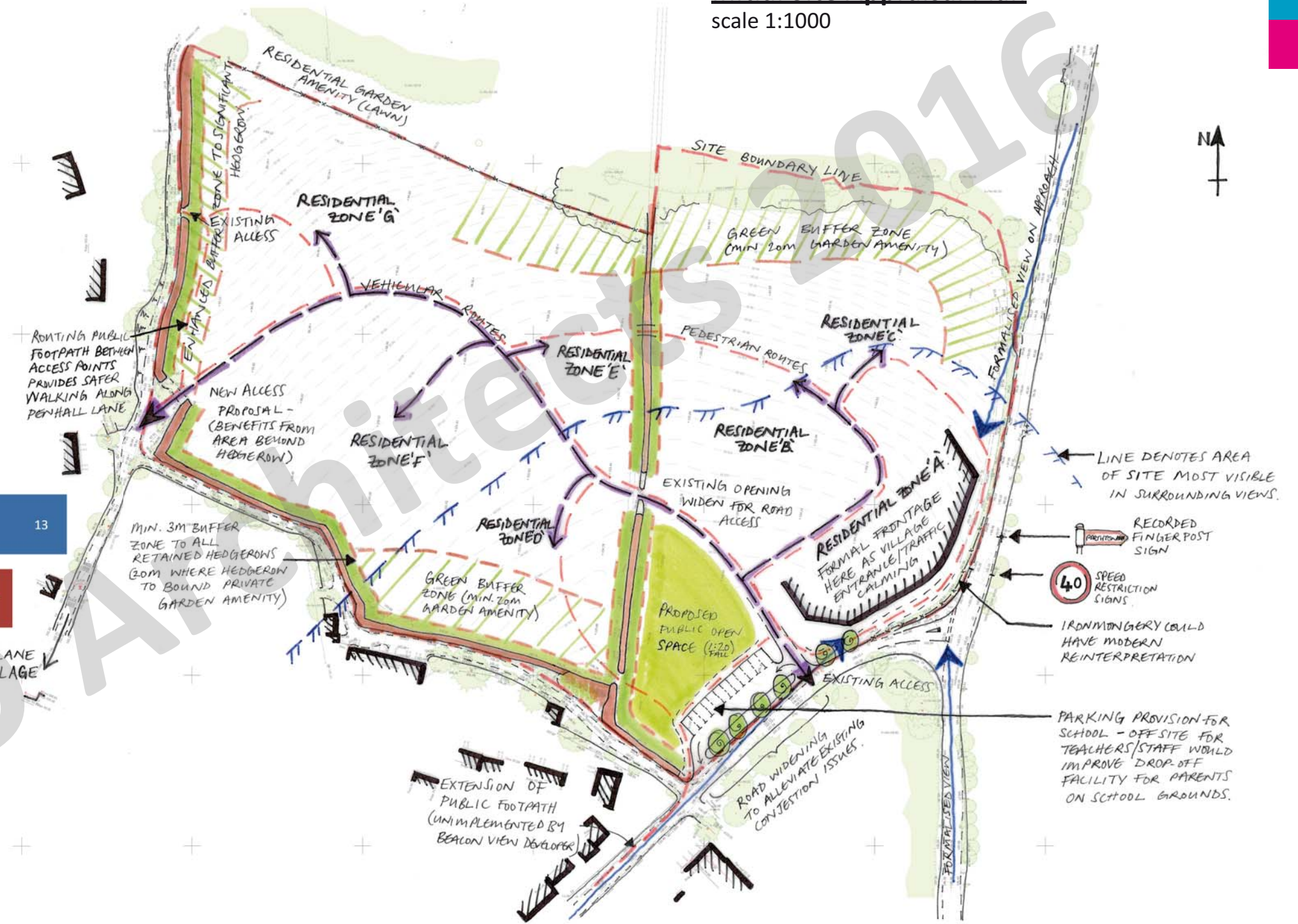


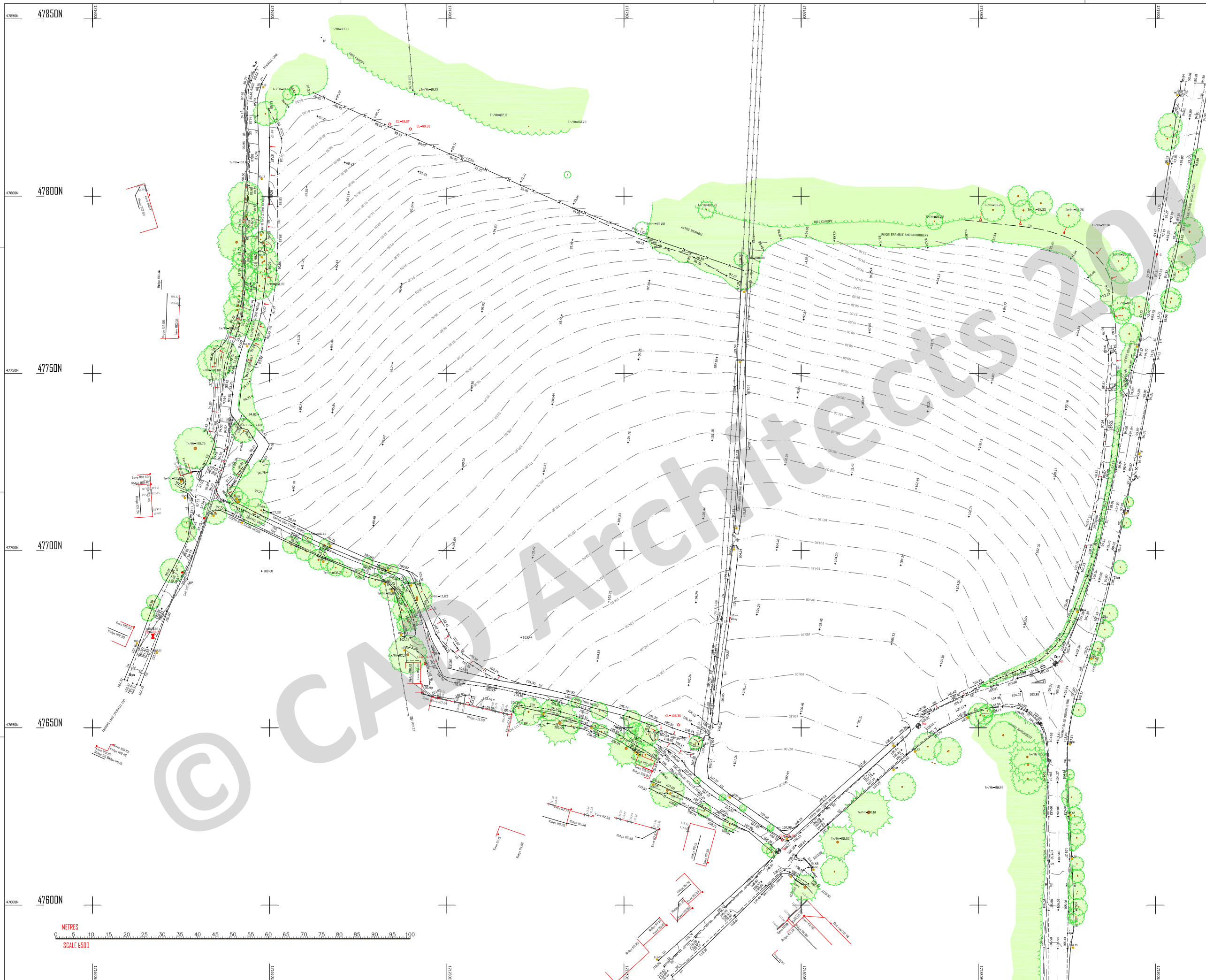
REVIEW OF COMMENTS RECEIVED IN RESPONSE TO PRELIMINARY PROPOSALS PLAN

Thank you to the 56 people who recorded their attendance at the first Public Consultation Session on 1st June 2016. All comments returned were collated and summarised as follows:

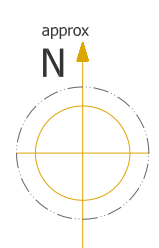
<b>Vehicle Access</b> Via existing narrow lane	7
<b>Village Impact</b> Size of village	3
<b>Water and Drainage</b> Capacity of current facilities	7
<b>Parking</b> Existing parking issues	2
<b>School</b> Capacity of current facility	13
<b>Traffic</b> Increase in traffic	12
<b>Affordability</b> Homes for local residents and first time buyers	4
<b>Pavements</b> Pedestrian routes lacking	2
<b>Infrastructure</b> General effect on current infrastructure	8
<b>Doctors</b> Currently a part time surgery	9

**Initial Site Appraisal Plan**  
scale 1:1000





- Notes:
1. COPYRIGHT OF THIS PLAN IS HELD BY PRIME SURVEYS. NO RESPONSIBILITY IS TAKEN FOR AMMENDMENTS BY OTHERS. DO NOT SCALE FROM COPIES.
  2. THE ORIGIN & ORIENTATION OF THE SURVEY GRID IS ARBITRARY.
  3. LEVELS ARE RELATED TO OFF SITE MANHOLE AT 101,11M SET TO OSGB36(02)
  4. LEVELS AT KERB RELATE TO ROAD CHANNEL.
  5. PIPE DIAMETERS ARE ESTIMATED BY SURFACE INSPECTION.



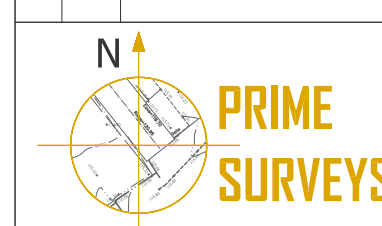
SURVEY STATIONS			
Name	Easting	Northing	Height
901	171833.105	47650.547	106.077
902	171933.544	47615.249	108.389
903	171671.793	47666.111	103.203

KEY:

AV	AIR VENT	▲	DATUM
BG	BUILDING	▭	SCRUB/HEDGE
BT	TELECOMS INSP. COVER	○	TREE CANOPY
CL	COVER LEVEL	—	BANK DROP
SC	SURFACE CHANGE	~	BUSH
DK	DROP KERB	▽	TREE
EP	ELECTRICITY POLE	⊕	CONIFEROUS TREE
FFL	FRESH FLOOR LEVEL	○	SURVEY STN
FH	FIRE HYDRANT	⊕	WALL LEVEL
G	GULLY	⊕	EAVES POINT
GC	GULLY CHANNEL	—	FLAT ROOF PT
EH	EARTH/STONE HEDGE	—	
IL	INVERT LEVEL	—	
KB	KERB	—	
LP	LAMP POST	⊕	
MH	MANHOLE	⊕	
OHB	OVERHEAD BUILDING	⊕	
OHL	OVERHEAD LINES	—	
PWF	POST & WIRE FENCE	—	
RL	ROAD LINES	—	
RW	RETAINING WALL	—	
SV	STOP VALVE	⊕	
TB	TOP OF BANK	—	
TK	TRACK LINE	—	
TP	TELEPHONE POLE	⊕	
UP	UTILITY POLE	⊕	
WF	WOODEN FENCE	—	
WL	WALL	—	
WM	WATER METER	⊕	

Amendments:

Rev	Date	Description
47700		



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Drg. No: 01

Client:  
 CAD ARCHITECTS

Title / Location:  
 LAND AT RODDA'S ROAD,  
 MOUNT HAWKE, CORNWALL

Description:  
 TOPOGRAPHIC SURVEY

Scale: 1:500 at A1

Surveyor: ANH Job ref: PS1662-1  
 Date: 09/04/16

OCEANS REACH (CORNWALL) LTD

RODDAS ROAD  
MOUNT HAWKE TR4 8DX

REPORT ON PRELIMINARY INVESTIGATION

Contract: C60733

Date: APRIL 2016

Ian Farmer Associates (1998) Limited  
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Newham, Truro. TR1 2XN  
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#### EXECUTIVE SUMMARY

On the instructions of CAD Architects, on behalf of Oceans Reach (Cornwall) Ltd, a Preliminary Investigation in the form of a desk study and site reconnaissance has been carried out in order to assess the potential hazards on and adjacent to the site and prepare a risk assessment for further consideration.

It is understood that it is proposed to develop the site for new residential housing with associated landscaping and infrastructure.

The site is situated at Mount Hawke, approximately 10.5km to the northwest of the town centre of Truro and may be located by Grid Reference SW 171760 47740.

The geological map indicates the site to be underlain by the Porthowan Formation described as: "Interbedded slaty mudstone, grey and grey-green, and sandstone. Subordinate sandstone beds are up to 2m thick, typical turbidites

A review of the history of the site has been conducted based on readily available historical maps and a walkover survey of the site was conducted on the 18<sup>th</sup> of April 2016. At the time of the walkover survey, the site comprised two ploughed fields bounded by Cornish hedges. The site history suggests that with the exception of one minor structure, the site has always been agricultural land.

The research has identified the following potential sources of contamination which may form part of a pollutant linkage:

- Contamination associated with agricultural use on-site
- Elevated levels of heavy metals associated with the local geology
- Potential gas associated with organic alluvial deposits in the Mill Pond.
- Radon

The research has identified evidence of potential sources of contamination on or which may impact on the site, with plausible pathways to the likely receptors, and therefore potential pollutant linkages have been suggested. It is recommended that further work be carried out to confirm the presence, nature or extent of any contamination which is anticipated to impact on the site.

Further investigations pertaining to shallow mining related features would also be required.

**JOB NUMBER 16118**

**PROPOSED DEVELOPMENT  
AT LAND OFF RODDAS LANE  
MOUNTE HAWKE  
CORNWALL**

**FLOOD RISK ASSESSMENT INCLUDING  
SURFACE WATER DRAINAGE STRATEGY  
AND FOUL DRAINAGE ASSESSMENT**

**FOR OCEANS REACH (CORNWALL) LIMITED**

**JULY 2016**

**MBA**  
CONSULTING

Boscawen House, Chapel Hill Tel: 01872 260962  
Truro, Cornwall TR1 3BN Fax: 01872 260963

**DEVELOPMENT OFF RODDA'S ROAD,  
MOUNT HAWKE, CORNWALL**

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**6.0 CONCLUSIONS**

- 6.1 The flood risk has been assessed following the principals of National Planning Policy Framework and the level 1 Strategic Flood Risk Assessment for Cornwall. It is concluded that the proposed development of the site does not significantly increase the risk of flooding offsite and the site is not considered to be at significant risk of flooding.
- 6.2 It is further concluded that the design of a surface water drainage system using the principles of SUDS and compliant with the requirements of the Cornwall Council Strategic Flood Risk Assessment and the Drainage Guidance for Cornwall is achievable within the confines of the site.
- 6.3 The foul drainage has been assessed and connection to the public sewer system is feasible. The need for detailed assessment of capacity and any upgrades required for the development has been identified as being required at reserved matters stage.

Signed.....  
DAVID FERGUSSON BSc., C.Eng., MICE  
FOR AND ON BEHALF OF  
MBA CONSULTING

Dated: July 2016



**Document description:**

**Transport Statement**

**Date:** May 2016

**Client:**

**Oceans Reach (Mount Hawke) Limited**

**Job Ref:** JP/TS/55/16

**7.0 Summary & conclusion**

**7.1 Summary** - This Transport Statement (TS) has been prepared by Jon Pearson Transport & Highway Consultant for Oceans Reach (Mount Hawke) Ltd to support a planning application for the for the construction of 80 mixed tenure residential dwellings (for local needs residents) at Rodda's Road, Mount Hawke, Cornwall.

**7.2** The purpose of this TS is to demonstrate to the Local Highway Authority (LHA) and the Local Planning Authority (LPA) that the proposed development will not result in a severe impact upon the local highway network. It is considered that the provision of the development will in fact be beneficial to the local accommodation needs of Mount Hawke, which has an identified need for this development type.

**7.3 Conclusion**

**7.4** The purpose of this Transport Statement has been to:-

1. outline the nature of the proposed development;
  2. demonstrate compliance with National and Local planning policies;
  3. describe / present the design of the proposal site with particular reference to its external highways and servicing provision;
  4. describe the proposed vehicular access/exit arrangement;
  5. present brief details of the proposal sites non-motorised accessibility;
  6. draw a reasoned, evidence based conclusion from the preceding information.
- 7.5** It is considered that the proposed location of the development to facilities within Mount Hawke and surrounding area has been shown to be acceptable in terms of the lack of any resultant local highway impacts. There are no pressing capacity or safety concerns that can be considered "severe". Furthermore, the provision of the development is considered sustainable and a benefit to the town of Mount Hawke.
- 7.6** The proposed allocated parking provision, together with the on-site turning areas are considered appropriate given the size, type and location of the proposal.
- 7.7** The above considerations indicate that there are no highway reasons for the LPA to refuse the planning application.



## Preliminary Ecological Appraisal Report

Site:

Land Northwest of Rodda's Road, Mount Hawke, Cornwall

Grid Reference: SW 7177 4772

11<sup>th</sup> May 2016

Prepared for CAD Architects Ltd by Kim Jelbert BSc (Hons), MSc, MCIEEM on behalf of  
Plan for Ecology

Signed:

**Plan for Ecology**

Tremough Innovation Centre  
Tremough Campus, Penryn, Cornwall, TR10 9TA

Tel: 01326 218839

[www.planforecology.co.uk](http://www.planforecology.co.uk)



### Summary

CAD Architects Ltd commissioned Plan for Ecology to undertake a Preliminary Ecological Appraisal (PEA) of Land Northwest of Rodda's Road, Cornwall (OS Grid Ref: SW 7177 4772) in April 2016. The client seeks outline planning permission (all matters reserved) to construct residential units on the site. The PEA comprised an extended Phase 1 Habitat Survey, a detailed invasive plant and badger survey, and a site assessment to assess the potential of the site to support protected species. This report describes and evaluates the results of the PEA in accordance with the 'Guidelines for Preliminary Ecological Appraisal' (CIEEM, 2012).

The site, measuring c. 3.2 ha, is located on the outskirts of Mount Hawke, Cornwall, c. 2.5 km east of Porthtowan, and c. 7.2 km southwest of Perranporth, Cornwall. There are three features of ecological importance on-site: Cornish hedgerows with and without trees (UK BAP priority habitats) and dense scrub. Notable species/ species groups with potential to occur on-site include reptile species (UK BAP & Schedule 5 WCA); breeding birds (Section 1 WCA); bats (foraging and commuting); dormouse (European Protected Species, EPS); amphibian species; hedgehog; harvest mouse (UK BAP); and badger. Ecological constraints and opportunities are detailed on the accompanying 'Ecological Constraints and Opportunities Plan' (ECOP) (below). Mitigation recommendations are summarised below:

- **Hedgerows:** A c. 16m loss of hedgerow (UK BAP priority habitat) will be compensated for by constructing an equivalent length of hedgerow elsewhere on-site. All hedgerows on-site qualify as Ecologically Important under the Hedgerow Regulations 1997. Removal of Ecologically Important hedgerows requires consent from the Local Planning Authority. The indicative site proposals protect retained and newly created sections of hedgerow by incorporating a minimum 2m development free buffer at the base of each hedgerow. Where hedgerow trees are present the development free buffer has been increased in accordance with BS5837: 2012 Trees in relation to design, demolition and construction.
- **Hedgerow trees (degradation):** The indicative site proposals incorporate development free buffers in accordance with BS5837: 2012 Trees in relation to design, demolition and construction.
- **Scrub (degradation):** The area of scrub forming the north site boundary will be separated from developed parts of the site by a minimum, 20m development free buffer.
- **Nesting birds, reptiles and dormouse:** Time works to avoid the period when these species/ species groups are present/ susceptible to harm.
- **Badger and hedgehog:** All excavated pits associated with the proposed development will be covered overnight and all trenches will have sloping planks (no greater than 45° angle) placed in them as a means of escape so that animals do not become trapped.
- **Invasive plants:** Montbretia and three cornered leek (Schedule 9 WCA) are present on-site. Development of the site must be informed with an invasive plant method statement.
- **Further surveys:** Further surveys for bats are required.
- **Enhancement:** There is opportunity to enhance the value of the site for biodiversity. See the accompanying 'Ecological Constraints and Opportunities Plan' (ECOP) (below).

**The residual impact of the proposed development cannot be determined until the results of the recommended bat surveys are available.** This report must be updated with the outstanding ecological survey information, or superseded with a standalone protected species survey report.