

# WELCOME

## Land at North Hill, Blackwater

Welcome to this consultation regarding potential new homes on land at North Hill, Blackwater.

### INTRODUCTION

The purpose of this exhibition is to provide the community with an opportunity to comment on plans for a Full Planning Application for 32 new bungalows on land at North Hill, Blackwater.

Treveth intend to deliver an affordable led housing scheme with a mix of affordable rent, shared ownership and discount sale homes, along with a number of open market homes for sale and rent, all targeted at local people, to meet local needs.

We would be grateful if you could let us have your feedback on the proposals. Your comments will be used to inform the design of the proposed scheme, and will be included in the Statement of Community Involvement that will be submitted to Cornwall Council as part of the planning application.

### WHO WE ARE

Treveth prides itself on being a developer with a difference. We are a partnership company set up by Cornwall Council to deliver new homes and commercial development to benefit people who live and work in Cornwall.

Our mission is to work with local communities and to help address local need. We want to improve the quality and sustainability of new homes in Cornwall, especially for private rent, and to support families looking to put down roots in their communities by offering three-year tenancies as standard on our rented homes.

We are currently building high quality Cornish homes for local people, available to rent or to buy at locations across Cornwall including in Liskeard, Bodmin, Newquay and at Tolgus near Redruth. Our completed housing schemes include Healthlands View, Bodmin and The Coppers, Tolvaddon, and our first rental apartment scheme, Tregover, in Newquay.

### SITE LOCATION

The site is situated on the northern edge of the village of Blackwater. The village has a shop, with post office, and a primary school, which serve the village and surrounding settlements. The village is capable of accommodating appropriate growth, consistent with the aspirations of the Cornwall Local Plan and St Agnes Neighbourhood Development Plan.

The site is an excellent location to provide housing which is within walkable distance of all necessary day to day services and amenities.

The site currently consists of vacant land, situated approximately 300m from Blackwater village centre. The site is physically well contained, situated adjacent to existing residential development to the south (North Hill House/High View Crescent) and bound by North Hill to the west and unnamed roads to the north and east.

### BACKGROUND

The site is well related to the built form of the village and is a good candidate for an affordable housing led scheme, in accordance with policy 9 of the Cornwall Local Plan and Policy 2 of the St Agnes Neighbourhood Development Plan.

Both the Local Plan and Neighbourhood Plan set out policies relating to the design and quality of development and key issues to be taken into account including for example, highways safety, ecology, landscape and neighbour amenity which have been fully taken into account by the proposals.



# SITE ASSESSMENT

## Opportunities & Constraints

### FLOOD RISK & DRAINAGE

According to the Government's online Flood Map for Planning the site lies within Flood Zone 1 - Low Probability. Whilst the site is in Zone 1, due to being >0.5 Ha, a full Flood Risk Assessment will be required for the planning submission.

The proposed drainage strategy will consider all sources of flooding including the impact of climate change and will demonstrate that the proposed drainage strategy will not result in increased flood risk within or downstream of the proposed development.

Following successful infiltration tests, the surface water will be served via infiltration features. Foul water flows from the development will be routed into the nearby Sww sewer, this has been confirmed in principle by Sww.

### ECOLOGY & BIODIVERSITY

A Preliminary Ecological Appraisal was undertaken in December 2021.

The site currently comprises grassland, bare ground, mature trees and Cornish hedges. The Cornish hedges are a key ecological feature of the site.

A protected species assessment has determined that the site provides suitable foraging and commuting habitat for bats in the form of Cornish hedges with mature trees and dense scrub habitat. Other species such as badgers, dormice and otters were not found on site during survey work.

Mitigation measures include the retention of existing trees along the boundaries, maintaining the potential foraging & commuting routes for bats. The semi-improved grassland and dense scrub within the open space will be retained and enhanced along with buffers to all site boundaries, providing habitats for reptiles and other species.

There is the opportunity to provide bird and bat boxes within the dwellings, and hedgehog access holes in garden fences, creating hedgehog highways through the site.

The proposals are aiming towards a 10% biodiversity net gain for both habitats & linear features.

### ACCESS & CONNECTIONS

Vehicular and pedestrian access to the site will be provided from the west of the site along North Hill, as a suitable entry point within close reach of the village centre.

Access to the site from the road to the north has been reviewed and concluded as unsuitable. This is due to it having a National Speed Limit, and therefore creating a more dangerous junction. It would also require more onerous visibility splays to the east and west, resulting in a larger extent of hedgerow removal and a greater impact on biodiversity. The access on to North Hill will be within a 30mph speed limit, and is therefore considered a safer position.

Upon entry to the site the proposed carriageway will transition into the site with a 5.5m wide carriageway within 1.8m wide footways.

As part of the development proposals, dropped kerbing and tactile paving will be provided in order to provide a low-risk crossing point for users.

The proposed development is expected to generate 18 two-way vehicular movements during the network AM peak period (08:00 to 09:00 hrs) and 22 two-way vehicular movements during the network PM peak period (17:00 to 18:00 hrs).

This would approximately equate one two-way vehicular movement every three minutes and 20 seconds during the network AM peak period and one two-way vehicular movement every two minutes and 40 seconds during the network PM peak period. Therefore, it is considered that the surrounding highway network, provides sufficient capacity to accommodate the additional trips associated with the proposed development.

There are a network of footpaths and green spaces in the surrounding neighbourhood including a public footpath which runs alongside the site to the north, providing access to the village centre. A proposed pedestrian link within the site will provide access to the public footpath.



#### KEY

- Potential Access from North Hill
- Connectivity to Village
- High Speed Road (National Speed Limit)
- Existing Overhead Power Cables
- Existing Buried Water Main Pipe
- Unknown Buried Service
- Ecological Buffers to Site
- Potential Open Greenspace
- Potential Link to North

### LANDSCAPE

The site comprises a large grassland field bounded by mature trees lined by Cornish hedges. The site will have a 2m exclusion zone from the Cornish hedges in line with the Preliminary Ecological Appraisal recommendations for protection of the existing hedgerows and to provide a biodiversity corridor.

The site is well screened by existing vegetation which will help reduce the impact of development on the character and appearance of the area. Currently there are limited views into or from the site.

### TOPOGRAPHY

The site levels fall from the highest point in the north, to the lowest point along the southern boundary, where neighbouring houses are buffered by a green space.

# PROPOSED SITE LAYOUT & LANDSCAPE STRATEGY

## LAYOUT DESIGN

The proposals reflect the shape, orientation and layout of the site, with the design being landscape led, and informed by analysis of the site. The development demonstrates a positive relationship with the surrounding landscape and existing settlement, with strong connections to the surrounding areas which promote the use of sustainable modes of transport.

The development will provide 32 new bungalows in an excellent location within Blackwater, a close walking and cycling distance to nearby village facilities.

The site will deliver 16 affordable homes (50%), including 11 affordable rented, 2 shared ownership and 3 discount sale. Of the 16 open market homes, 10 will be retained by Treveth as open market rent, whilst 6 homes will be available for sale on the open market. The site will be retained and managed by Treveth for its lifetime with the development aiming to address the recognised high affordable need within the area, as well as providing open market homes for local people.

## LANDSCAPE & ECOLOGY

The landscaping scheme will retain, enhance and complement existing landscape features within a generous landscape framework that enhances ecological value and connections to the wider landscape.

Buffers to the site boundaries have been proposed to ensure existing trees and hedgerows are retained and protected, and landscape connections are maintained for bats and other wildlife. Areas of open space will be designed to ensure the site creates areas for biodiversity and habitats whilst also providing informal spaces for health, wellbeing and play. A central 'village green' is proposed.

Proposed Illustrative Masterplan



### Key Principles:

1. Vehicular access off North Hill.
2. 16 affordable homes will be provided across the site.
3. Ecological buffers including corridors for wildlife to the site boundaries have been provided and trees on site boundaries have been incorporated into the development layout.
4. Existing, retained and enhanced green infrastructure, including hedgerows and trees, will create connectivity and character across the site.
5. Mixed native trees, shrub and tree planting amongst the scheme to reinforce wildlife and provide a buffer to the road infrastructure bordering the site.
6. 'Village green' square creating a focal point centrally located within the scheme and acts as a traffic calming measure.
7. Footpath link in the north eastern corner of the site, linking the site with the village centre.
8. Meadow planting around the village green enhances biodiversity & provides visual amenity to dwellings fronting onto the open space.
9. Parking provision in line with local policy – 2 spaces for 2 bedroom dwellings and 2+ spaces for 3 bedroom dwellings.

● Artist Impression Viewpoints

### Accommodation Schedule:

1 Bed Bungalow	x 2
2 Bed Bungalow	x 20
3 Bed Bungalow	x 10
<b>Total</b>	<b>x 32</b>

# TREVETH HOMES

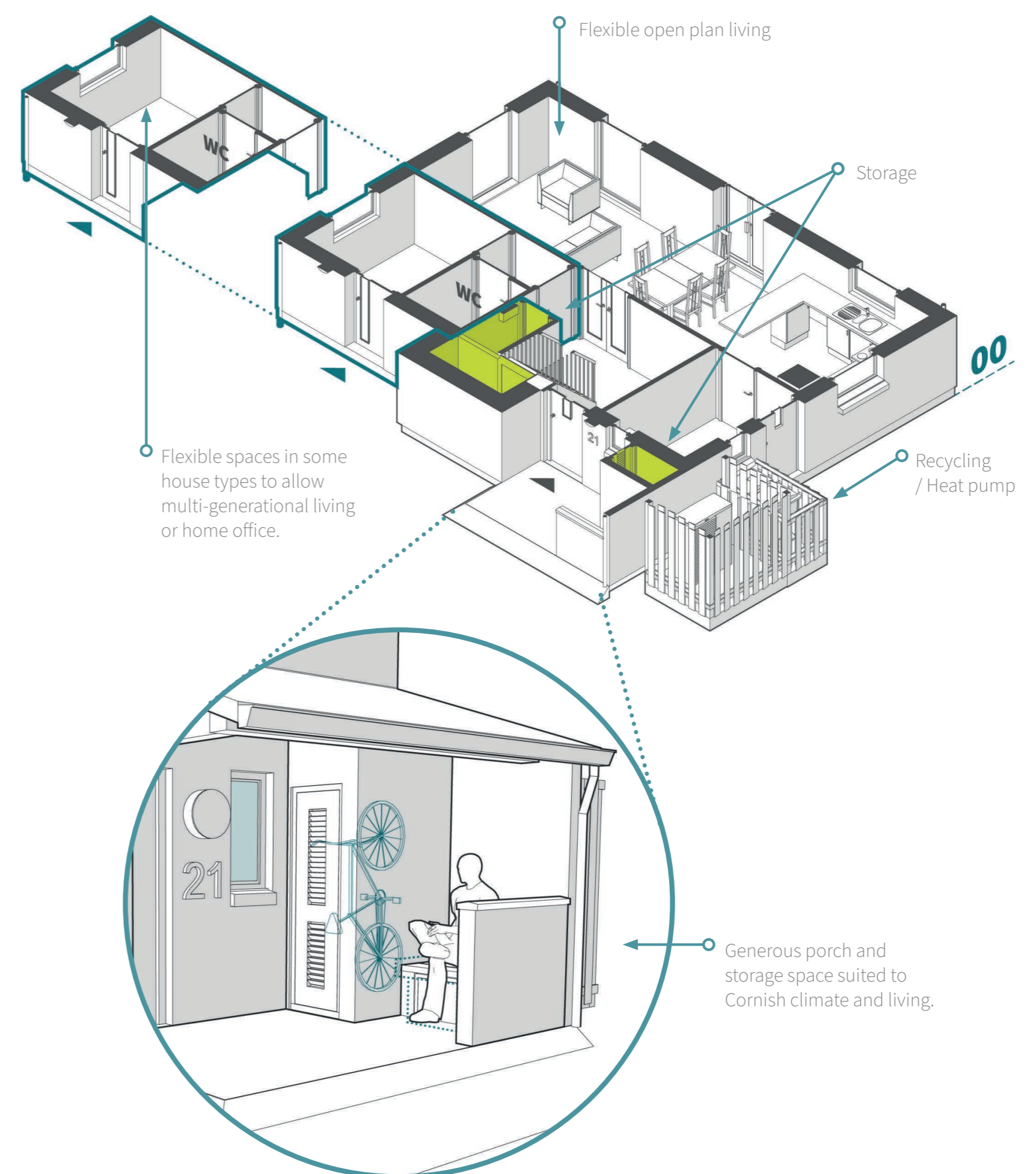
Treveth Development will be utilising their own pattern book of homes on this site. In developing our own housing designs we have worked hard to address a number of widely reported challenges in relation to the delivery of good quality, sustainable housing in Cornwall, whilst securing a viable product that meets the criteria associated with Cornwall Council's Investment Programme.

## IMPROVING DESIGN QUALITY AND CHOICE

- The housing designs are fully developed house types with a wide variety of variants and specifications.
- Careful design has enabled integration of storage and potential for multi generation living in some of the larger houses.
- Treveth aims to exceed 25% lifetime homes in all developments.
- Efficient planning and design also allow for enhancements in key areas like fully weather protected porches and generous ceiling heights at ground floor level.

## FOCUSING ON LOCAL WEALTH CREATION

- Home working provision in all dwellings with home office available in larger types to suit flexible working and encourage enterprise
- Construction influenced by historic precedent of masonry base with lightweight upper level to broaden range of Cornish supply and labour opportunities.
- 'Cornish Section' offers benefits of thermal mass (climate adaptation) and protection from moisture.
- Standard designs and commitment to pipeline being used to support and develop opportunities in the local market for off-site manufacture including the investigation of pilot projects (scale up).



### Helping Wildlife

- Bird Boxes
- Bat Boxes
- Hedgehog Holes
- Pollinators

### Vegetation

- Trees
- Hedges

### Waste Reduction & Sustainability

- Compost Bins

## CREATING WELL CONNECTED NEIGHBOURHOODS THAT ENCOURAGE HEALTHY LIVING

- Well connected sustainable communities can be supported and nurtured by placemaking through the creation of liveable neighbourhoods, community assets and play spaces, Living Streets and Integrated Sustainable Urban Drainage (SUDS).

## DEVELOPING CAPACITY AND SKILLS TO VIABLY DELIVER NET ZERO CARBON HOUSING SUITED TO CORNWALL'S HUMID CLIMATE

- The design and energy strategy have developed from a review of viability and the maturity of the Cornish construction industry and supply chain.
- It was determined that in this context it would be best to adopt a 'fabric first' approach with better than building regulations standard of insulation performance. Installation of PV panels on all houses will help to offset energy bills and target an EPC A rating.
- This strategy will allow for an overall low energy strategy with the intention of working towards zero carbon performance as Cornwall's supply chain matures.
- Prioritising investment in fossil fuel free systems for heating, such as air source heat pumps.

# HOUSE DESIGN

## HOUSE DESIGN

- The new dwellings will be of a similar scale to houses within the surrounding area with a mix of 1 and 2 bedroom bungalows, and 3 bedroom dormer bungalows.
- The scheme reflects local residential development patterns, with street fronted bungalows arranged inset from the site boundary perimeter, and accessed off a central street.
- All dwellings will be generous in size and comply with national space standards and internal layouts will suit contemporary lifestyles. Many of the dwellings will be accessibility adaptable for flexibility.
- The development will utilise a simple palette of styles and traditional materials to maintain consistency including render and timber cladding with stone boundary wall with estate railing boundary treatments coupled with small cornish hedges.
- Fully weather protected porches are a key feature of the housing designs, suiting the Cornish climate and lifestyles with features like deep overhangs and a bench to allow a place to put on/take off muddy shoes.

## AT HOME WITH SUSTAINABILITY

The new homes designs look to reduce operational energy embodied carbon and water consumption through the following methods:

- More insulation in floors, walls and roofs help to improve energy efficiency and comfort in your home.
- The use of natural cross and stack ventilation within the properties to help cool the properties and prevent overheating.
- No fossil fuel heating is to be used within the properties with renewable energy sources as standard such as air source heat pumps and solar panels.
- Low energy LED lighting will be used throughout, along with installation of white goods which are A-rated or above.
- Where timber frames are used, they will be sourced from certified sustainable sources and Cornish air-cured concrete blocks will be made with secondary aggregate.
- Homes are designed to meet low water consumption and rainwater harvesting devices will be used to minimise water consumption where possible.



## EXAMPLE HOUSETYPE



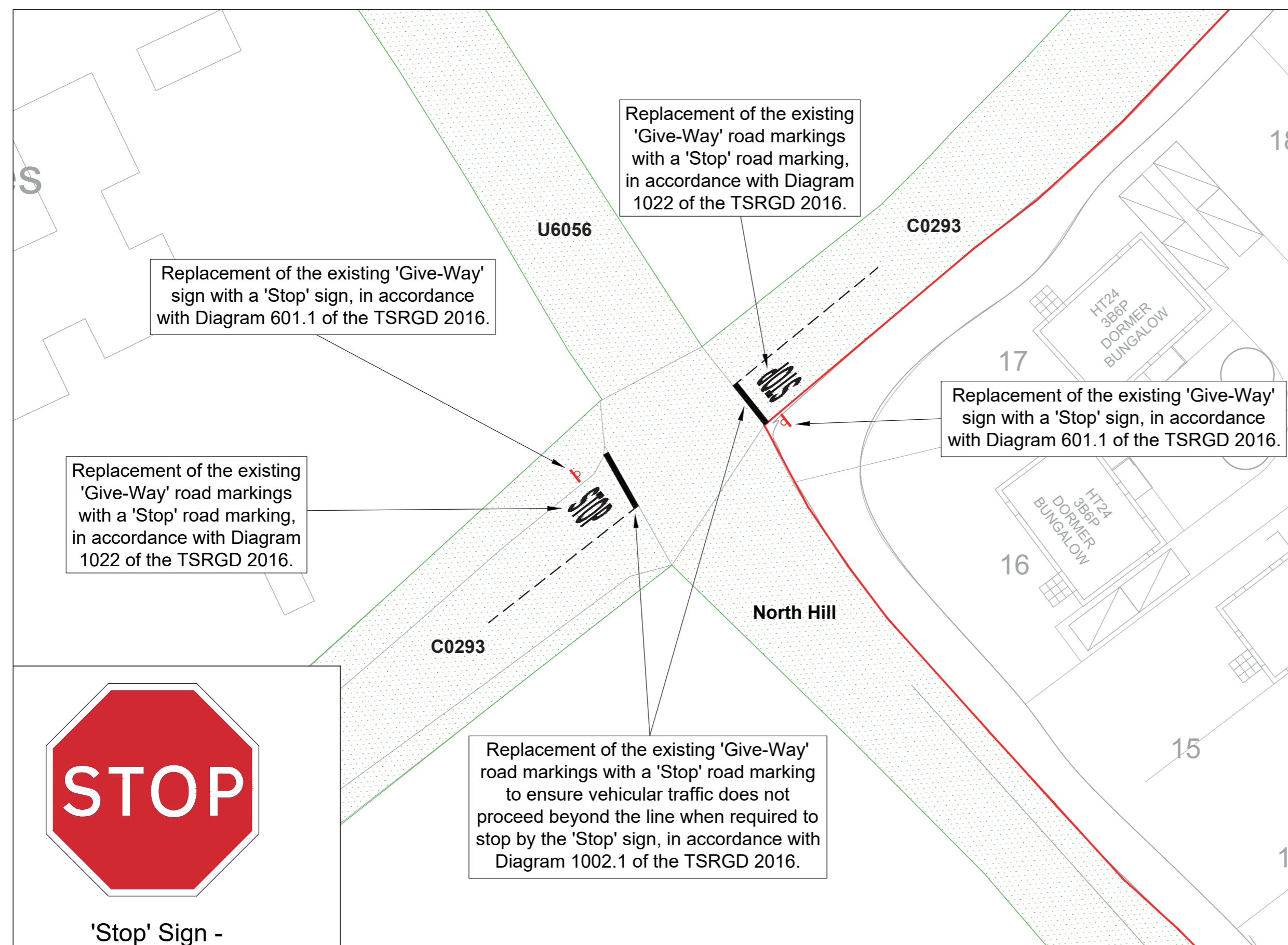
## PROPOSED MATERIALS PALETTE

- White render
- Vertical blackened timber cladding
- Timber framed porches with intergral seating
- Slate-effect roofing
- Grey windows
- Timber front door
- Cornish hedge/estate railing to landscaping

# OFFSITE HIGHWAYS IMPROVEMENTS AND TRAFFIC CALMING

Following feedback received from the local community at our consultation meeting in April, our engineers have reviewed the existing road layout surrounding the site, in particular the crossroads at the top of North Hill which we have been told are an accident hotspot. As a direct response to these comments from the community, we are proposing to deliver offsite highways improvements to the crossroads and North Hill to improve the safety of the road network and reduce speeds coming into the village.

## CROSSROADS IMPROVEMENTS

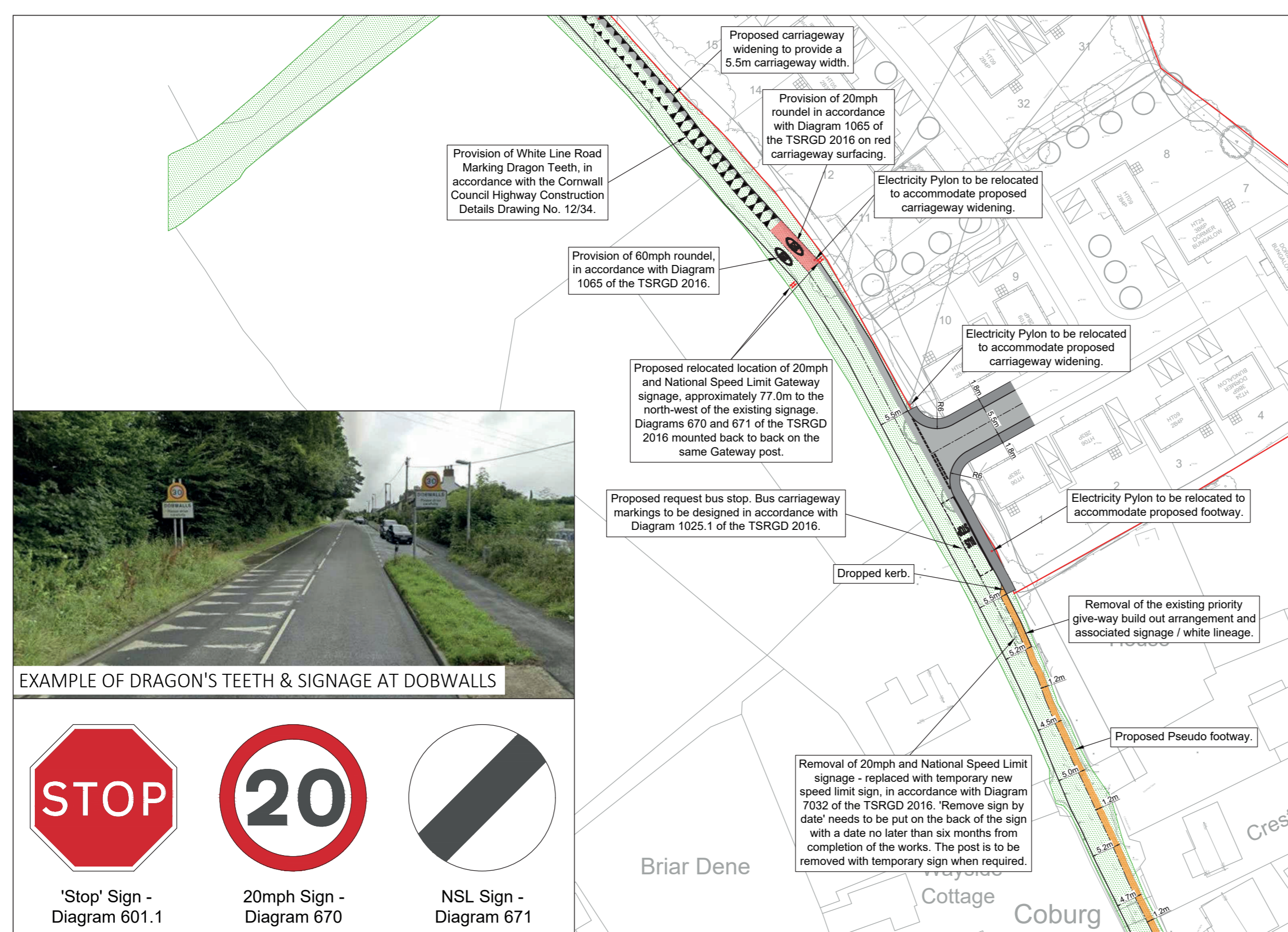


## THE PROPOSAL

To enhance the highway safety of the crossroads junction, the proposed improvements seeks to replace the existing 'Give-Way' road markings with 'Stop' road markings. The improvements would also replace the existing 'Give-Way' signage with 'Stop' signage.

The proposed improvements would ensure that vehicular traffic does not proceed beyond the 'Stop' line and onto the crossroads junction without stopping. In turn, this would allow drivers to stop and check their visibility in both directions before undertaking their manoeuvre onto the junction, thereby increasing highway safety.

## TRAFFIC CALMING ON NORTH HILL



## THE PROPOSAL

As part of the improvements along North Hill, a 'gateway' into Blackwater is proposed to be delivered which would provide dragon's teeth road markings along with 20mph & National Speed Limit signage / road markings and red carriageway surfacing.

Dragon's teeth road markings are used frequently at gateway calming schemes and they give the effect that the carriageway is 'narrowing' thereby reducing vehicular speeds. Coupled with the red carriageway surfacing and 20mph & National Speed Limit signage / road markings, the improvements would alert drivers that they are entering a residential area / village and drivers would reduce their speeds accordingly. As a result, vehicles entering into Blackwater via the gateway would not be exceeded the 20mph speed limit upon North Hill and therefore, this would provide a low-risk environment for pedestrians or cyclists who may be navigating North Hill.

# SUMMARY & NEXT STEPS

## HAVE YOUR SAY

### Thank you for taking time to attend this exhibition.

We hope you found it useful and would be grateful if you could take time to submit a feedback form to tell us what you think.

You can record your views by:

1. Completing one of the feedback forms and depositing it in the box before you leave.
2. Completing an on-line feedback form which can be found at: [www.treveth.co.uk/blackwater](http://www.treveth.co.uk/blackwater)

**Completed forms must be returned by 10th July 2022.**

## PROPOSED PROJECT TIMELINE

