



# **St Erth Neighbourhood Plan**

## **HI 1 Changes document**

**Parish Council - 16 May 2017**

## OBJECTIVE 1: HOUSING AND INFRASTRUCTURE

### PAGE 10

#### Introduction para 2

Additional text approved

It is recognised that additional local housing may be needed during the plan period **to meet local housing needs beyond that provided for on the Boscarnek or Little Mill sites.** Therefore, outside the settlement boundary, a range of other sites have been identified that may be suitable for meeting this need **(where sufficient affordable housing need is identified)** through affordable led housing schemes at Treloweth, Water Lane and Chenhalls Road, shown C, D and E on Map 3.

### PAGE 11

#### Introduction para 2

Deleted and replaced - approved

~~Development proposals for Little Mill must include provision for access to Tredrea Lane through Trehayes Meadow ensuring a safe pedestrian and cycle route through the existing estate without permitting access to motor vehicles.~~

#### REPLACED WITH

Development of the Little Mill site will have an impact on the road network through Trehayes Meadow and onto Tredrea Lane. The preference would be for access to this site to be from Treloweth Lane.

This would require an access through the exception site at Treloweth. It is recognised that, as an exception site, its development would be delayed until the two sites within the settlement boundary have been developed (unless they cannot reasonably be developed during the plan period).

Therefore, proposals for development of the Little Mill site may need to provide temporary access through Trehayes Meadow (access for construction and other site traffic will be agreed through the Traffic Management Plan) until such time as the Treloweth site is developed. Thereafter, access to the Little Mill site should be through the Treloweth site only (by means of an access point developed to the connected edge of the Little Mill site) and any temporary access through Trehayes Meadow restricted to provide pedestrian or cycle access only.

### PAGES 11 and 12 Policy

#### **POLICY HI 1 – Sites for new housing**

Proposals within the settlement boundary on the two allocated sites at Boscarnek and Little Mill providing around 54 dwellings during the plan period will be subject to the following criteria:

***(paragraph i previously paragraph xvi)***

- i. construction traffic during the development will be managed in accordance with details agreed with the Parish Council and submitted to the Local Planning Authority; and

the development shall

- ii. be well integrated in terms of scale, layout and design with ~~existing dwellings in the~~ village; and
- iii. provide at least 25% affordable housing; and
- iv. provide for future access between Treloweth Lane and Little Mill through Treloweth by the construction of highway to the boundary of Little Mill with Treloweth to ensure its future connection to Tredrea Lane;
- v. include provision for safe pedestrian and cycling only access between:
  - a. Boscarnek site to the rear of the School and to Vicarage Gate/Fore Street to provide a continuous footway for pedestrians between Fore Street and the rear of St Erth Primary School;
  - b. Little Mill to Tredrea Lane via Trehayes Meadow making use of the existing road header by positioning of bollards upon completion of any future vehicular access through Treloweth to Treloweth Lane.

Additional text approved

#### TO BE DELETED

In respect of Boscarnek, in order to ~~minimise any adverse impact on residents:~~

- ~~xvi. — construction traffic during the development will be managed in accordance with details agreed with the Parish Council and submitted to the Local Planning Authority; and~~
- ~~xvii. the developer will be expected to enter into an agreement with the Highway Authority for the provision of appropriate highway safety measures at the Square.~~

#### TO BE REPLACED WITH

In order to minimise any adverse impact on residents in respect of:

Boscarnek

- xviii. the developer will be expected to discuss with the Parish Council and enter into an agreement with the Highway Authority for the provision of appropriate highway safety measures at the Square;

Treloweth

- xix. Proposals for development of Treloweth must include an access road connecting with Little Mill. Once this access road is complete, access to Tredrea Lane from Little Mill through Trehayes Meadow must be restricted to a safe pedestrian and cycle route through the existing estate without permitting access to motor vehicles.

### Map 3: Identified Sites



Date Created: 19-5-2016 | Map Centre (Easting/Northing): 155225 / 35587 | Scale: 1:7411 | © Crown copyright and database right. All rights reserved (0100054645) 2016 © Contains Ordnance Survey Data - Crown copyright and database right 2016

**Key:**

**Within Settlement Boundary:**

A Boscarnek, B Little Mill

**Outside Settlement Boundary (Affordable housing led sites):**

C Treloweth, D Water Lane, E Chenhalls Road