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# our layout

We are proposing to deliver 11 local parish homes and 25 open market homes on the land off Hengar Lane.

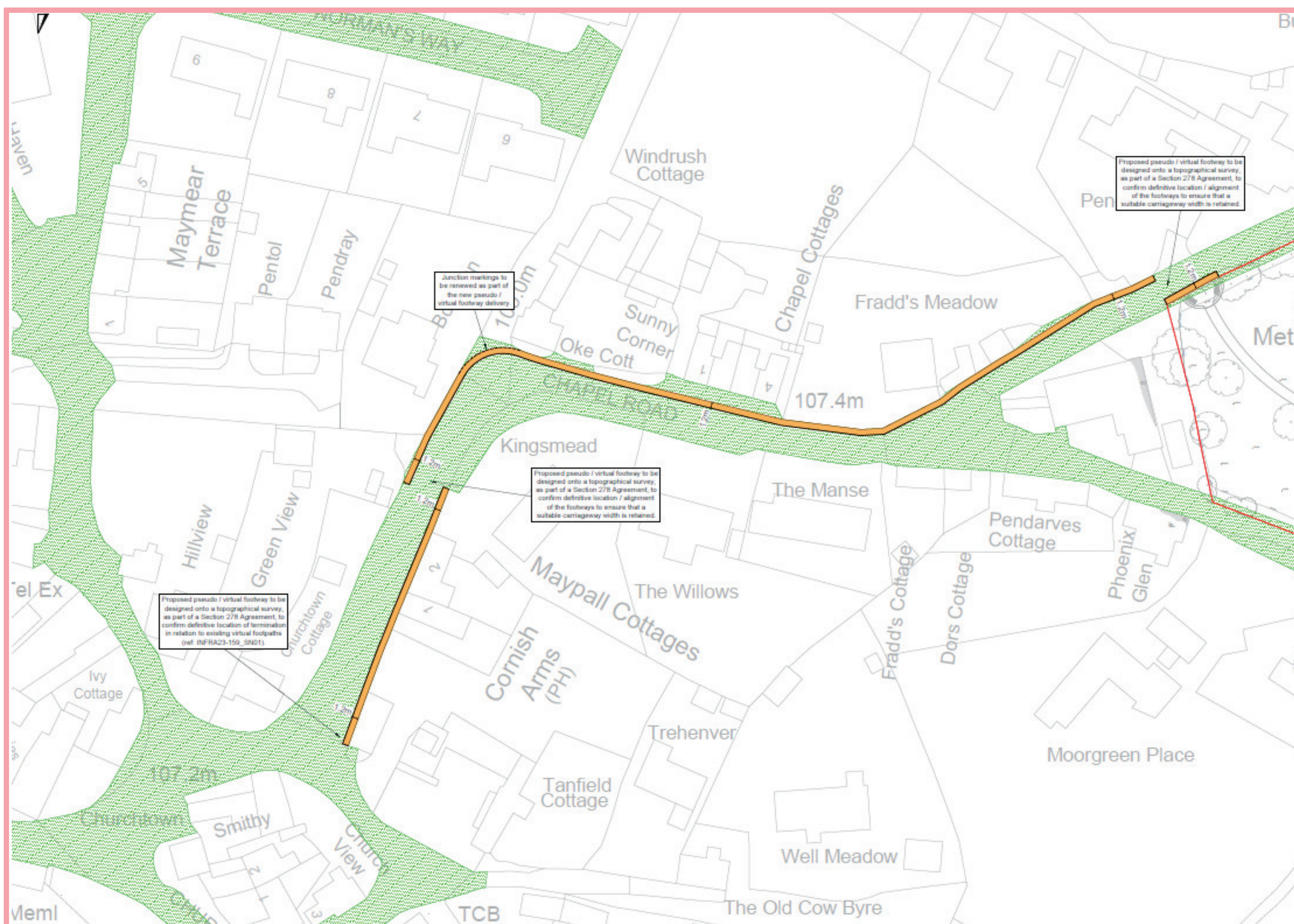


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# transport plan

highways, access & parking



## Highways

The impact of additional vehicle movements on roads around St Tudy will be assessed by Cornwall Council as part of the planning application.

## Access

The neighbourhood will be accessed via Hengar Lane, with safe and suitable access and appropriate visibility splays. New footpaths will provide safe connections through the green spaces and to the village centre. The existing public footpath across the north-east of the site, including the historic stiles, will be retained.

## Parking

The proposals include 71 allocated parking spaces, 7 visitor spaces and 18 private garage spaces, providing 96 spaces in total. Garages are set back within the plots to create a streetscape focused on homes rather than parking, while also allowing additional off-street parking.

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# drainage plan

drainage and foul water



## Drainage

Surface water – As the above shows, we are managing surface water through attenuation. The attenuation basin is located within the lowest part of the site. This will remain dry for the most part but fill up during period of rainfall collecting surface water that would then be released gradually into the existing watercourse.

## Foul water

This will be collected from the dwellings into a private treatment plant to the south of the site. This plant will be serviced approximately twice a year.

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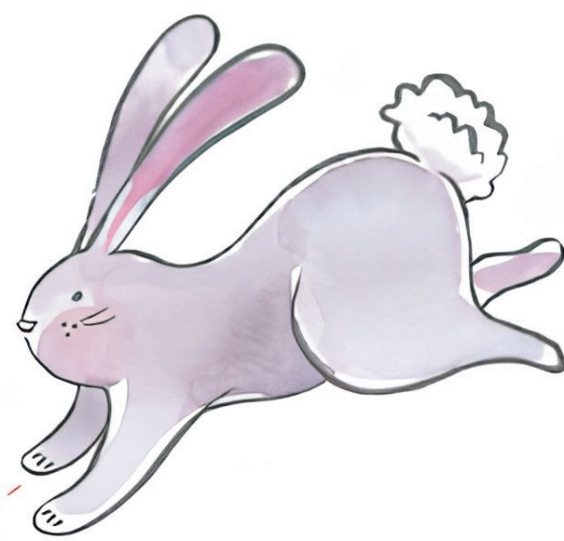
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# Timeline

This is what we're expecting to happen this the process.

June  
2026

Planning application  
submitted.



September  
2026

Planning application  
determined.

November  
2026

Work on site  
to commence.

Autumn/Winter  
2028

Site completion.



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## shaped by you

We've listened carefully to your comments and used them to help shape the neighbourhood.

### Traffic and Hengar Lane

This was by far the biggest concern. Feedback focused on the narrowness of Hengar Lane, lack of pavements, the Chapel Road junction, pedestrian safety and the potential increase in traffic.



A new 20mph speed limit is being introduced for traffic entering the village. Our scheme includes new pedestrian routes, protection of existing Public Rights of Way, and a 'virtual pavement' connecting through to the village centre, linking with the system already in place.



### Parking

Both supporters and objectors raised parking concerns, with many suggesting at least two spaces per home, plus visitor parking, and worried about overspill onto surrounding roads.



Each home will have between 1 and 4 parking spaces, with a total of 96 spaces across the development, including 7 visitor spaces.



### Local Parish Homes

This was the strongest area of support, though some questioned whether the need had been demonstrated and whether the homes would truly be affordable and prioritised for local people.



30% of the homes will be affordable, offering a mix of rented and shared ownership options through a local housing association. We recognise past concerns and will work with Cornwall Council to develop a Local Lettings Plan, helping ensure homes are prioritised for people with a strong local connection.



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### Site suitability & heritage

There were concerns about the relationship with the Conservation Area, the listed Methodist Chapel, and other local historic features.



The layout pulls development away from sensitive areas and protects key local features, including the Methodist Chapel, historic stiles, the boundary well and traditional Cornish hedges.

### Design and community spaces

Some welcomed the design and open spaces, while others questioned whether it would feel like an estate and who would manage shared areas.



The design reflects the rural Cornish character through materials such as stone and render, and familiar features like the St Tudy porch. Green spaces, including orchard and open areas, will be owned and managed collectively by residents through a management company.

### Drainage, sewage and infrastructure

Concerns were raised around drainage, run-off and water pressure.



A sustainable drainage system will manage surface water on site, supported by attenuation features. Foul drainage will be handled via a package treatment plant (see separate board for more details).

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# *the st tudy porch*

Following initial feedback from the community, we're looking to incorporate this porch design, specific to the village, on some of our homes across the site.



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