



Ponsanooth NMP


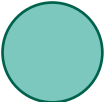







Masterplanning Options

2nd May 2023

Constraints Plan



Key

-  Site boundary
-  Mast easement zone
-  Roads
-  Gas Pipeline
-  Gas Pipeline easement zone (12m)
-  Existing hedgerow on site
-  Railway
-  Access
-  Steep topography

Cornwall Local Plan & Housing SPD

Policy 8: Affordable housing

All new housing schemes within the plan area on sites where there is a net increase of more than 10 dwellings or where dwellings would have a combined gross floorspace more than 1,000 square metres (not including replacement dwellings) must contribute towards meeting affordable housing need.

In Designated Rural Areas and Areas of Outstanding Natural Beauty, the threshold will be more than 5 dwellings. For developments of between 6 and 10 dwellings in such areas a financial contribution in lieu of on-site provision of affordable housing will be sought per unit of affordable housing that would have been provided.

Subject to considerations in policy 10, developments should provide the target levels of affordable housing as set out below:

- 50% in Zone 1
- 40% in Zone 2
- 35% in Zone 3
- 30% in Zone 4
- 25% in Zone 5

The mix of affordable housing products will vary through negotiation and shall be provided taking into account the Council's evidence of housing need and any viability constraints identified, reflecting the different markets in different value zones. However, the target provision for affordable housing (other than starter homes) is typically in the following tenure proportions:

70% rented homes owned or managed as affordable housing, provided that the initial rent level (inclusive of any relevant service charges) does not exceed the local housing allowance

30% intermediate housing for rent or sale, provided that the homes are available at first and subsequent occupation at a price which is affordable to a typical local household, taking into account the estimated purchasing power in such households.

As and when by the Housing and Planning Act (2016) and subsequent Regulations, the provision of affordable housing will include an element of starter homes to meet the needs of qualifying households.

Planning obligations will be used to ensure that affordable housing is provided and (where possible) retained for eligible local households.

Any off site contributions must be broadly equivalent in value to on site provision and secured to support the delivery of affordable housing through a planning obligation.

A financial or other contribution will be sought from proposals to remove holiday occupancy restrictions on existing dwellings using the thresholds set out above where there is evidence of need and where development would otherwise have been provided on site for community infrastructure including affordable housing.

Where the splitting of a site would result in two or more sites that are physically adjoined, the Council will consider the capacity and suitability of the entire developable area for the purpose of determining whether it falls above or below the affordable housing thresholds. This includes situations where the density or number of units in a proposal is lower than might reasonably be expected.

Affordable housing design

Mix, size and accessibility standards

63. The affordable housing mix (house types and sizes) should typically:
 - Be designed to develop a mixed, balanced and sustainable community;
 - Broadly reflect the local identified housing needs requirements; but
 - not comprise any unbalanced over provision of one-unit type or size; and
 - Apply the nationally described space standards.
64. The Council encourages developers to consult with the Local Planning Authority through a pre-application enquiry or Planning Performance Agreement prior to submitting an application. This will help identify specific requirements. The Council also recommends including Registered Provider partners as early in the process as possible (where relevant), as their input at the design stage can help maximise the value of affordable homes and simplify the process of transferring built homes later.
65. On sites of 10 or more homes, Policy 6 of the Local Plan (Housing Mix) requires an appropriate mix of homes to meet local needs for a range of households and to respond to a changing population including homes that meet people's needs throughout their lifetime, such as bungalows and ground floor flats. The following guidance is intended to help proposals meet these requirements and provide affordable homes which will be viable to transfer to Registered Providers. The following provisions are encouraged in new developments of 10 dwellings or more:
 - The provision of 1- and 2-bedroom single storey dwellings as affordable homes to help meet the needs of an ageing or less-mobile population (where there is an identified need);
 - In suitable locations where there is a need, a minimum of 10% of affordable units may be appropriate as either single storey dwellings or ground floor flats;
 - As a guide, generally no more than 15% of the affordable housing mix should be provided as flats, in order to provide a balanced community and be viable for transfer to a Registered Provider (excluding 100% flatted developments);
 - Homes which meet the needs of small households. These can be met in different ways, for example;
 - homes that can be easily extended or adapted over time,
 - units that meet a 1 bed need but provide more space than a typical 1 bed 2-person home to encourage downsizing,
 - one and a half bedroom homes which have an additional modest room suitable for use as an office or ancillary accommodation for visiting family or carers.

Option 1



Key

- Site boundary
- Surrounding houses
- Proposed housing
- Gardens
- Open space
- Parking
- Driveway
- Pavement
- Road
- Railway and proposed rail halt
- Existing gas pipeline
- Gas pipeline easement zone (12m)
- Existing hedgerow
- Existing trees/vegetation
- Proposed trees

Total number of units: **120**

Area: **4.7 ha**

Average density: **26 dph**

Building heights:
Apartments: **3 storeys**
Houses: **2 storeys**

Park and Ride:
53 spaces

Capacity Study – Option 1

1 & 2 Beds Apartments	2, 3 & 4 Beds Houses	Number of Units
35	85	120
30%	70%	100%

Typology	Affordable Units	Market Rent Units
Apartment	18 (15%)	17 (15%)
Houses	30 (25%)	55 (45%)
Total	48 (40%)	72 (60%)



Typology	Number of units	Percentage
Apartment	35	30%
Terraced houses	44	36%
Semi-detached houses	33	28%
Detached houses	8	6%
Total	120	100%



Parking

- Average parking ratio is 2 per houses and 1.8 per apartments

Option 2



Key

- Site boundary
- Surrounding houses
- Proposed housing
- Gardens
- Open space
- Parking
- Driveway
- Pavement
- Road
- ✱ Railway and proposed rail halt
- GAS — Existing gas pipeline
- Gas pipeline easement zone (12m)
- Existing hedgerow
- Existing trees/vegetation
- Proposed trees

Total number of units: 84

Area: 4.7 ha

Average density: 20 dph

Building heights:
 Apartments: **2-2.5 storeys**
 Houses: **2 storeys**

Park and Ride:
65 spaces

Capacity Study – Option 2

1 & 2 Beds Apartments	2, 3 & 4 Beds Houses	Number of Units
28	56	84
33%	67%	100%

Typology	Affordable Units	Market Rent Units
Apartment	13 (15%)	14 (17%)
Houses	21 (25%)	36 (43%)
Total	34 (40%)	50 (60%)



Typology	Number of Units	Percentage
Apartment	28	33%
Semi-detached houses	36	43%
Detached houses	20	20%
Total	84	100%

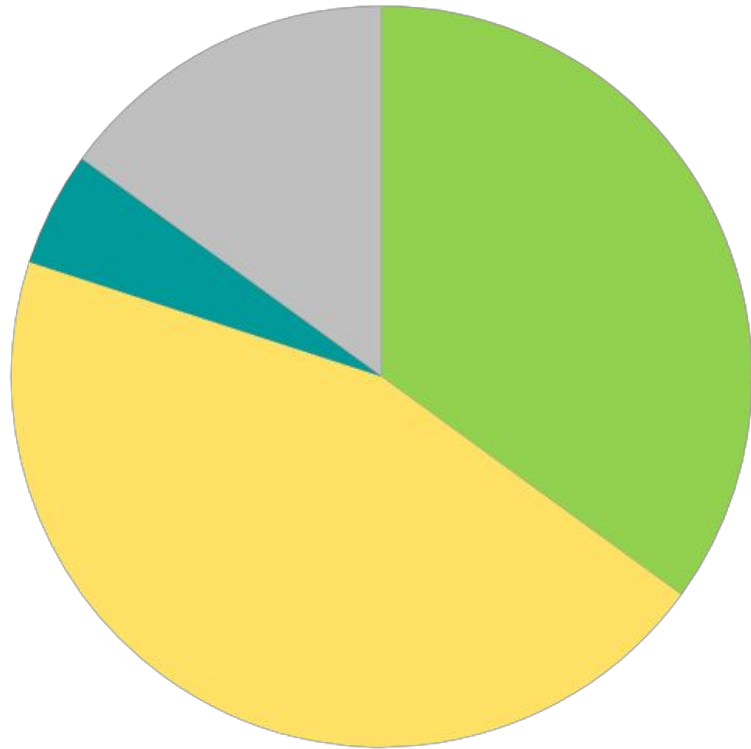


Parking

- Average parking ratio is 2 per houses and 1.8 per apartments

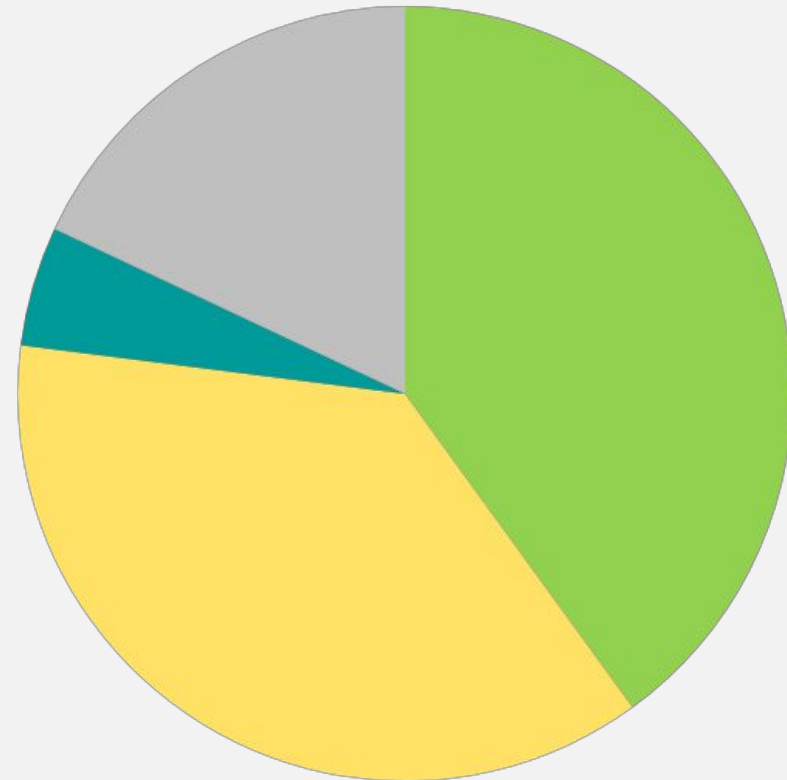
Land Use Budget

Option 1



Green Space Built Environment Park & Ride Roads

Option 2



Green Space Built Environment Park & Ride Roads

Option 1



Option 2



Thank you.