

Objective 1

Housing and Infrastructure

October 2015

Housing sites

We have considered the needs for housing in the parish and looked at possible sites to accommodate families, older folk and young people starting out in life. We have identified some sites that could be used for housing over the next thirty years IF THERE IS A PROVEN NEED.

We have attempted to disperse large scale housing. By putting a limited number of sites forward we can exclude other, much less acceptable, sites in the parish.

We have not determined any specific number of houses in any part of the parish - numbers will be entirely dependent on need.

Without the Neighbourhood Plan we will not be able to control our own housing needs and we will open to unlimited speculative development.

St Erth's Neighbourhood Plan will be a legally binding document that will prevent higher powers overriding our own planning policies.

Housing criteria

- We are determined to prevent infill between St Erth and Hayle to preserve St Erth's separate and special identity
- Houses must be built in phases, as the need arises
- Local need will be determined by the housing needs register
- Sites suggested should minimise impact on the village, highways and mains services, but ensure the sustainability of the village's amenities: school, shop, pub etc
- Loss of farmland for development will not be permitted, unless there is no practical alternative. If there is a choice between sites, the lowest quality land available should be used.
- Larger housing developments will not preclude the construction of individual houses or the re-use of derelict buildings, but each proposal will be considered on its merits and disadvantages

- We will require all new developments to employ modern construction materials and design, following the Code for Sustainable Homes, with renewable energy resources eg solar roof panels, and open loft space design for possible conversion to extra accommodation. We expect less dependence on environmentally unfriendly concrete, or imported granite and slate (from China or India!)
- We have adopted the Cornwall Council Design Guide which '*encourages and promotes creativity and innovation without being prescriptive...*'
- We recognise the need to minimise flood risk and are working with the Environment Agency to achieve this.

Infrastructure

- The Parish Council will continue its 'Twenty is Plenty' campaign to install traffic calming measures across the parish.
- We will require developers to contribute towards traffic calming measures near their sites, and to community facilities.
- We support the proposal for a new footbridge across the river by the bridge.

Housing types

- We will encourage a mixture of housing types for all stages of life – starter homes, single occupancy, families, retirement homes etc
- We will expect a mixture of tenure - rented, shared ownership, subsidised purchase or open market
- We will encourage self-build projects, and community group self-build projects pooling talent and resources to achieve low cost housing.

Planned and preferred sites

in alphabetical order

- Boscarnek (SHLAA)
- Chenhalls Road (non-SHLAA)
- Treloweth 1 (SHLAA)
- Treloweth 2 (SHLAA)
- Water Lane / Mellanear Road (non-SHLAA)

SHLAA = **Strategic Housing Land Availability Assessment**

The SHLAA identifies land and assesses the availability, suitability and deliverability of that land as a potential housing site. It is a technical document, arranged between various parties and Cornwall Council, that helps to identify a supply of potentially suitable sites for housing, but is not a planning decision-making document. The SHLAA forms an important part of the evidence base supporting the preparation of Development Plan Documents. The Parish Council has little if any influence over this list.

<i>Your order of preference</i>	Boscarnek	Chenhalls Road	Treloweth 1	Treloweth 2	Water Lane/ Mellanear Road
<i>Acceptable</i>					
<i>Quite acceptable</i>					
<i>Not very acceptable</i>					
<i>Unacceptable</i>					
<i>No opinion</i>					