



Part 3: Housing and open space

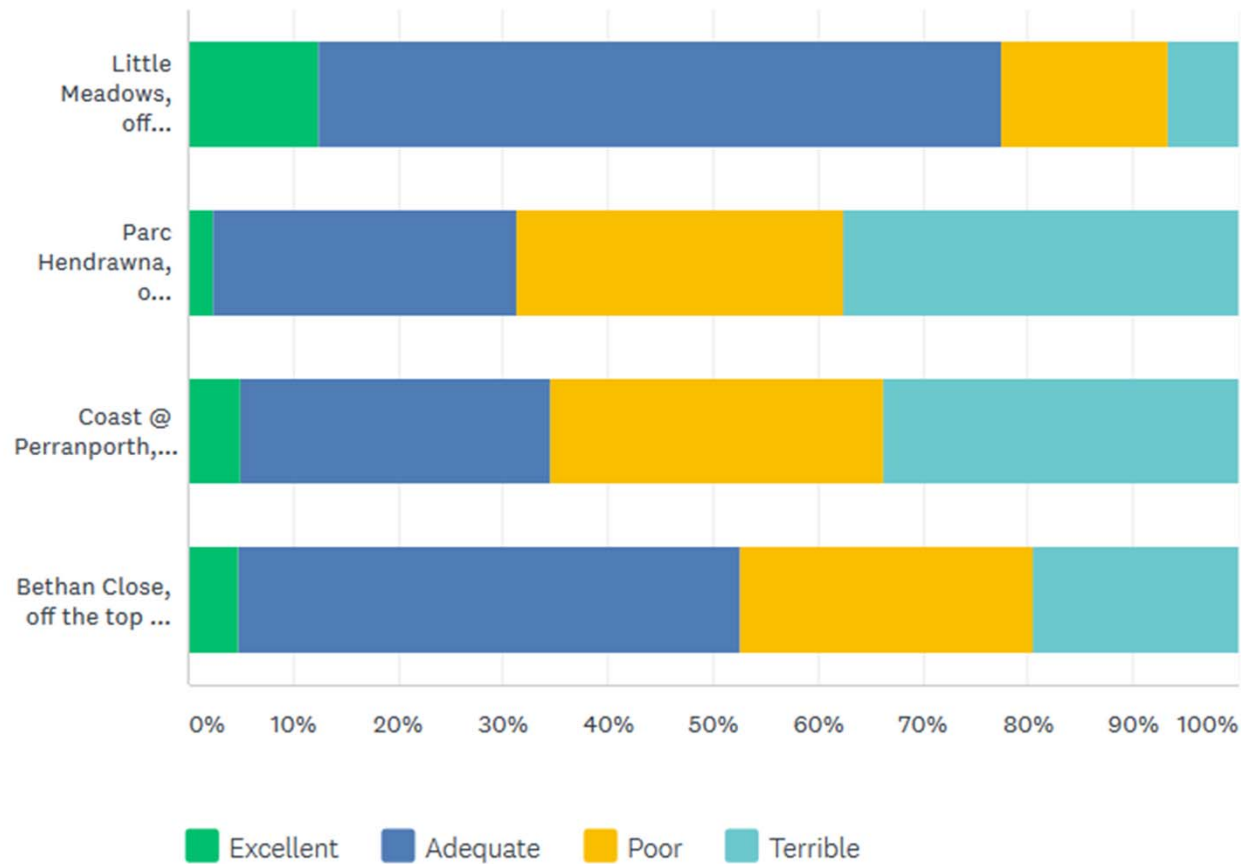
Presentation at Goonhavern

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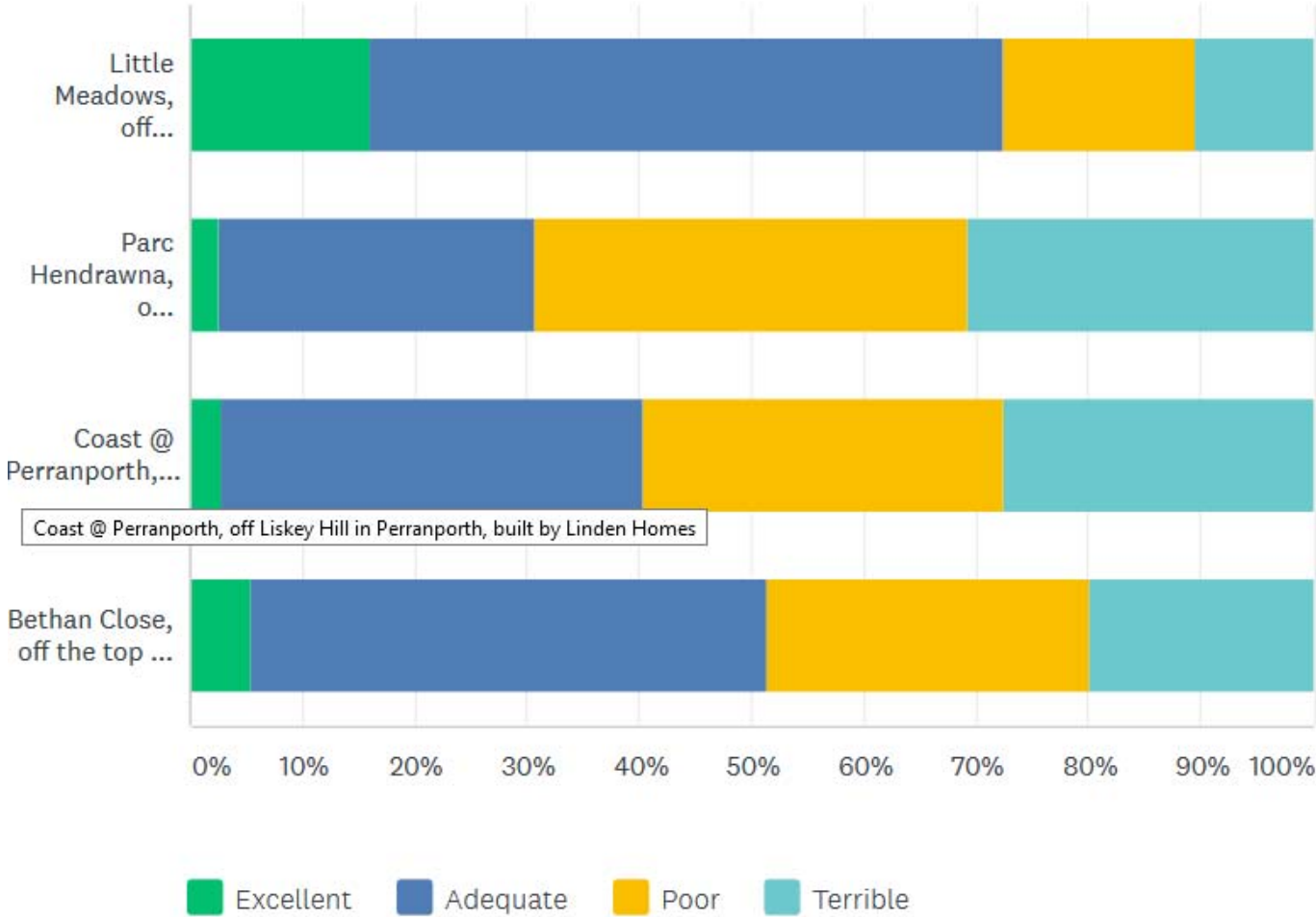
What do you think about the general design of the following recent large housing developments visible from main roads in our Parish:-

Answered: 832 Skipped: 56



Goonhavern responses

Answered: 125 Skipped: 2



Considering recent large developments, what lessons can we learn from your above opinions?

Answered: 831 Skipped: 57

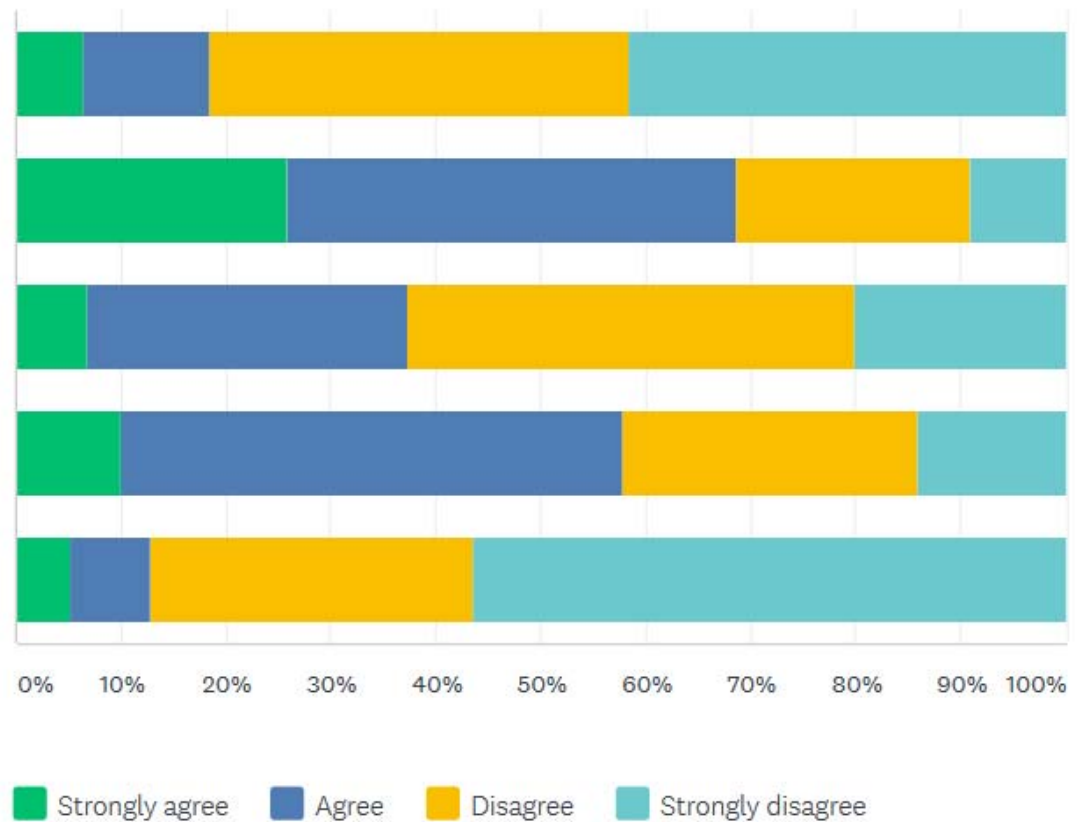
From a distance, the overall sameness in the appearance of large developments fits well with the character of the surrounding area

Consistency in building ridge heights is to be encouraged

Linear and grid road layouts contribute to the positive character large developments and the general area

Repeating a small number of building shapes, colours and materials contributes to the positive character of large developments and the general area

The high density of large developments is appropriate

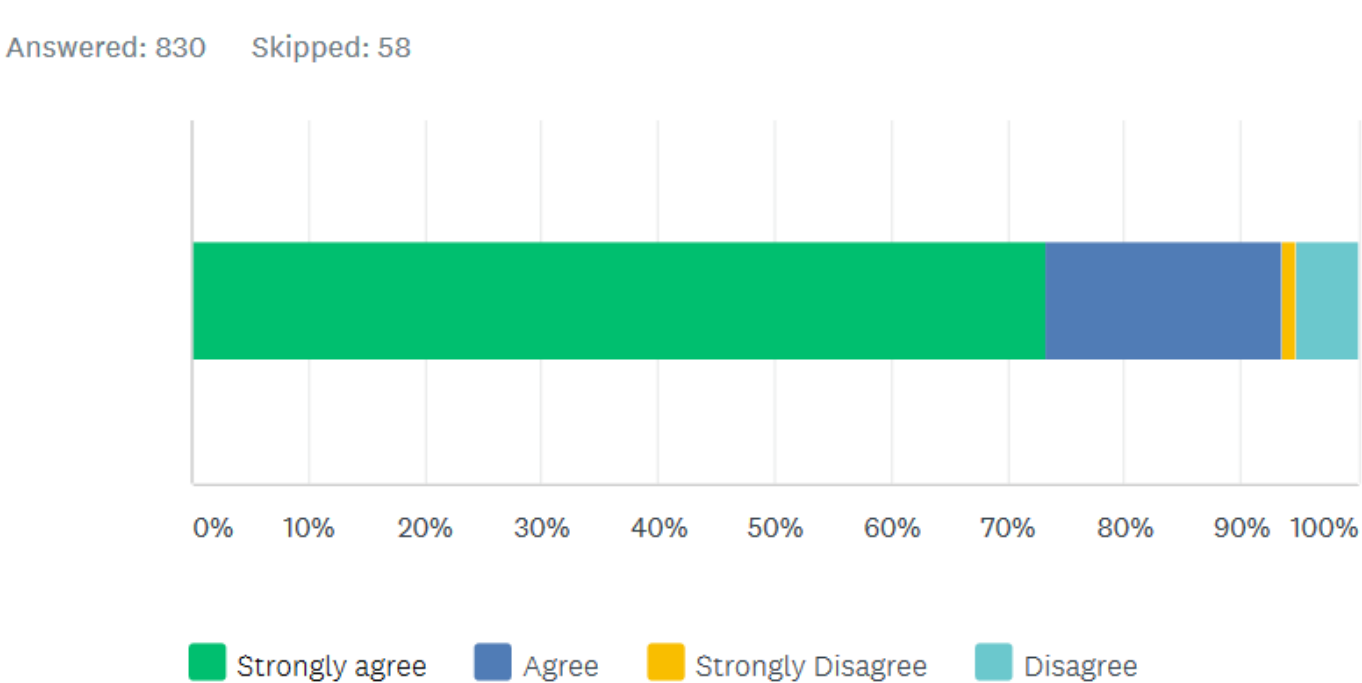


What other factors influenced your opinions about those large developments?

Prominent among the very extensive comments were:

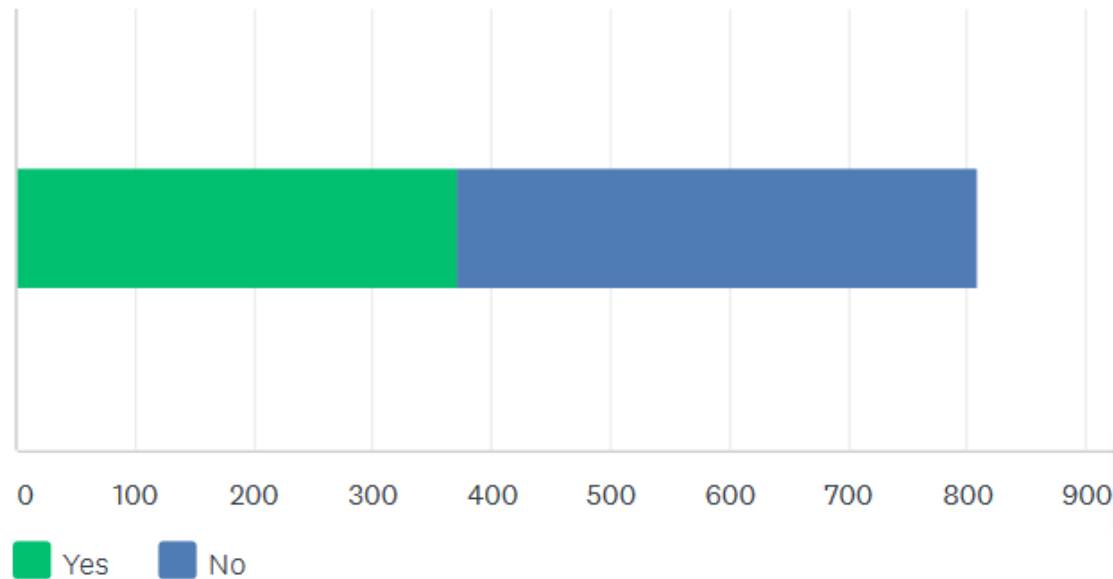
- smaller sites than the Parc Hendrawna and Coast developments, off Liskey Hill in Perranporth:
- lower density:
- street layouts moving away from grid pattern:
- diversity of house height, colour and orientation:
- moving away from simple boxes with different roof heights within a single house:
- use of vernacular materials, such as natural stone:
- inclusion of trees on the site, mirroring existing areas.

I am in favour of minimising the amount of new housing build on sites with greater than ten houses on the periphery of Perranporth and Goonhavern

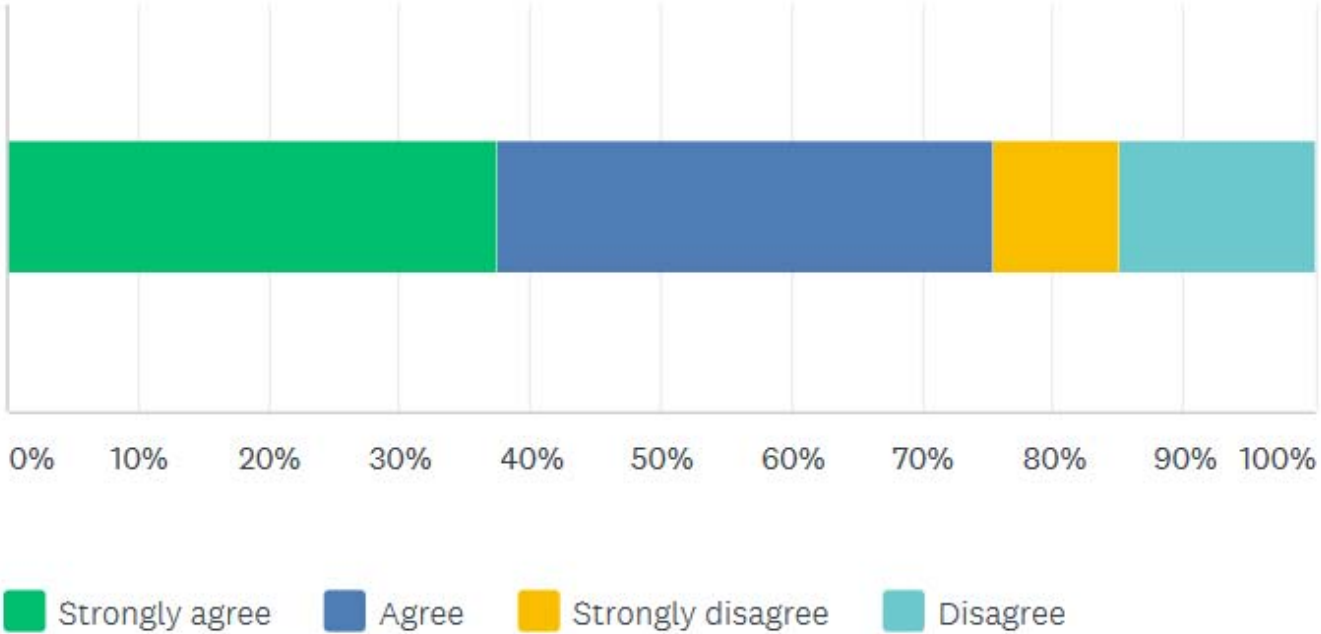


Housing need is very high in the Parish and the more housing that is built, the more affordable housing would be provided by developers for people in housing need. For you, is this potential benefit outweighed by the perceived negative impacts of large housing developments?

Answered: 809 Skipped: 79



Many Parishes have defined 'settlement boundaries' around their villages so that any new developments just outside these boundaries have to provide at least 50% affordable housing – more than the current 30% minimum. Do you agree with this approach?



What does a settlement boundary look like?

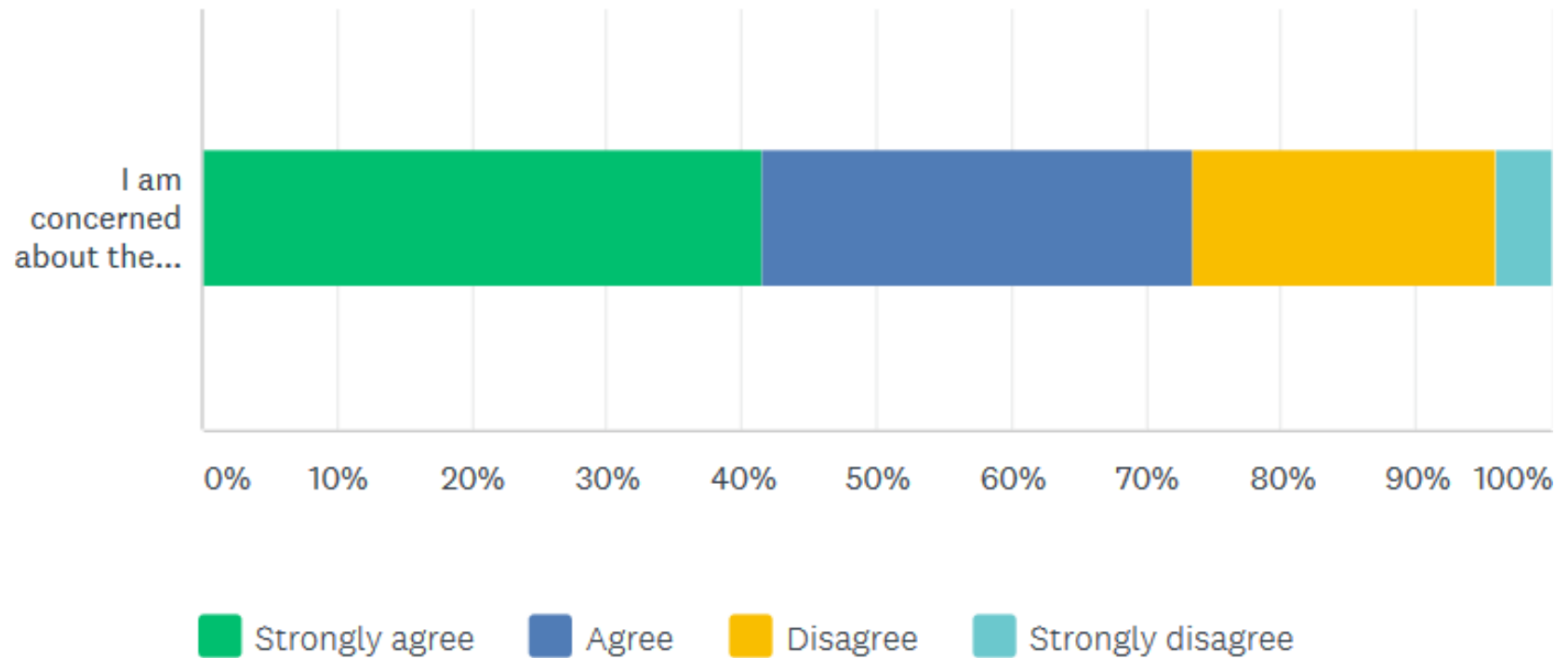
Old settlement boundary around part of Perranporth, from 2005 Carrick Council Local Plan



Permanent Residence Policy (PRP), question 1 - whole Parish results

I am concerned about the number of properties left vacant during the off-season in the vicinity of where I live.

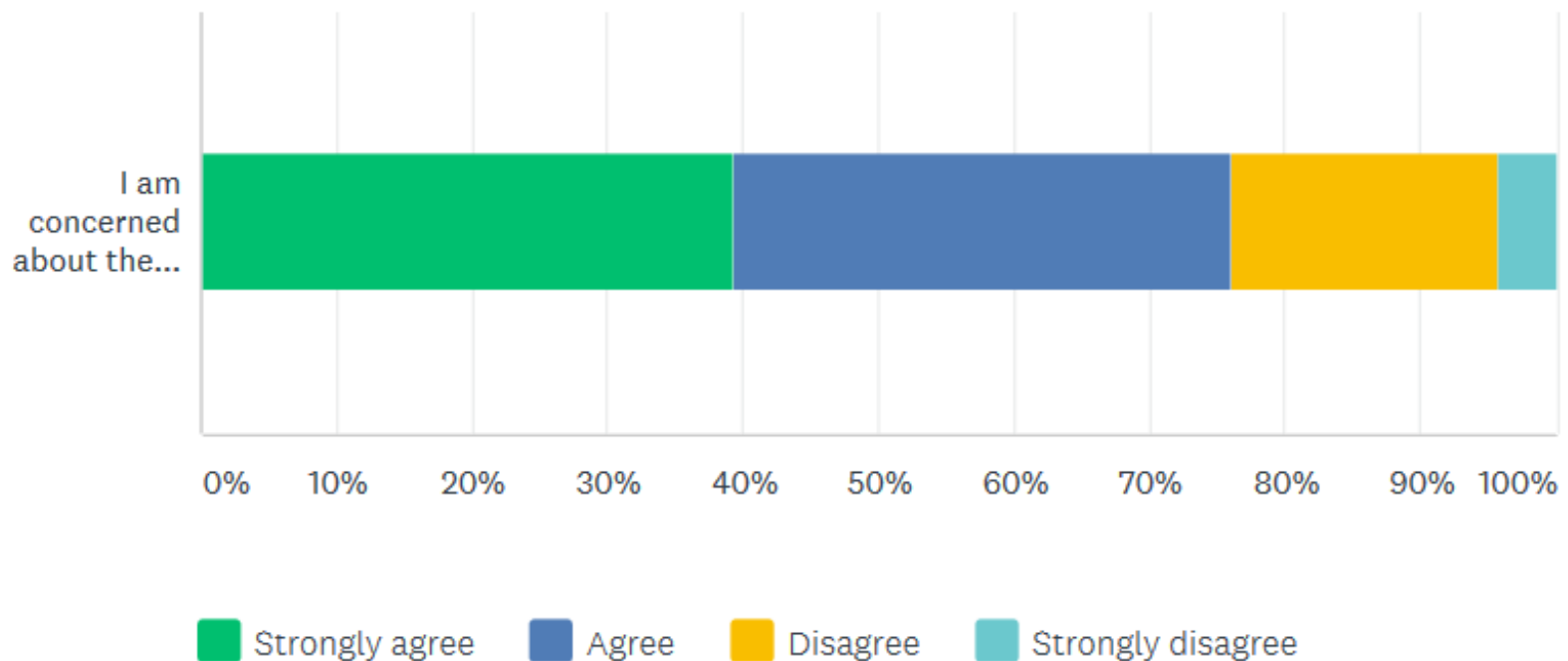
Answered: 817 Skipped: 71



Permanent Residence Policy (PRP), question 1 – Goonhavern results

I am concerned about the number of properties left vacant during the off-season in the vicinity of where I live.

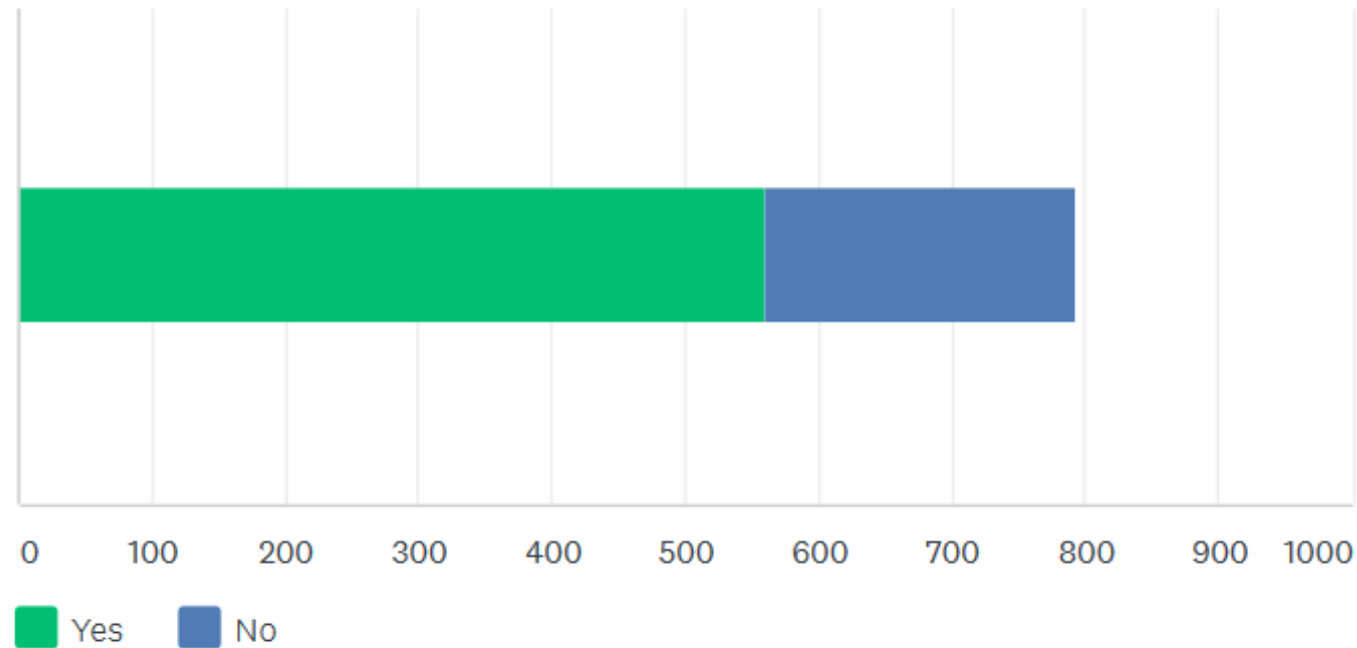
Answered: 117 Skipped: 10



Permanent Residence Policy (PRP), question 2 - whole Parish results

Do you have strong views on whether our NDP should or should not contain a Permanent Residence Policy?

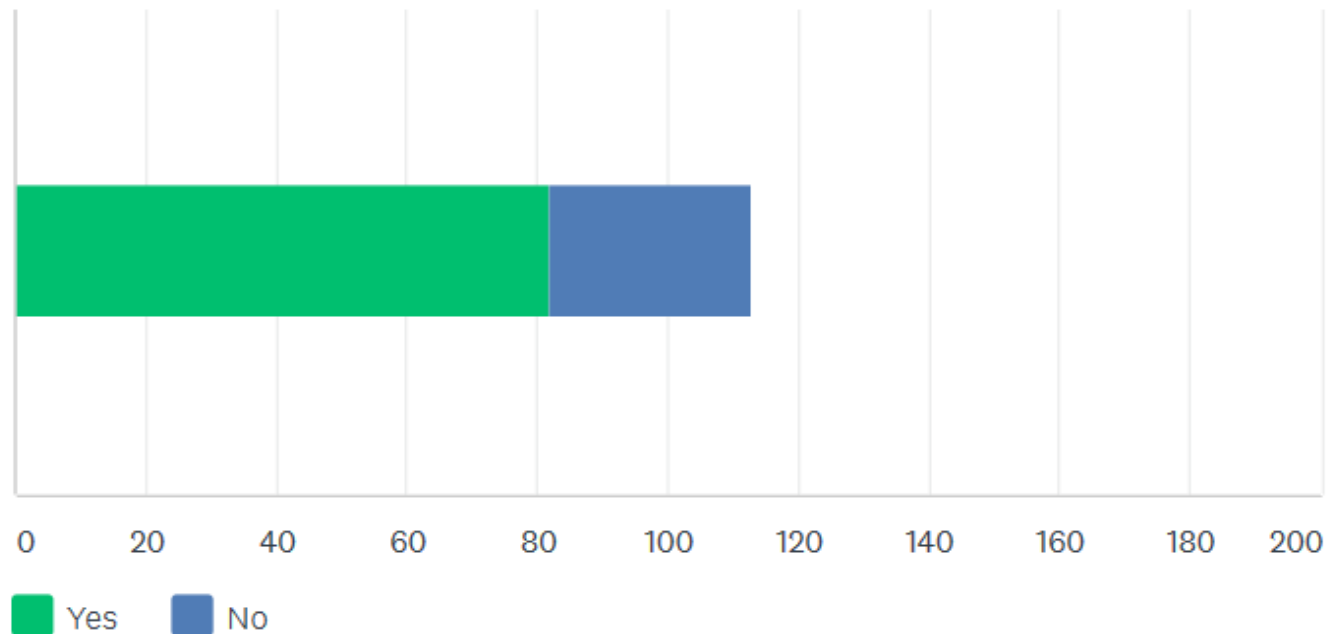
Answered: 791 Skipped: 97



Permanent Residence Policy (PRP), question 2 – Goonhavern results

Do you have strong views on whether our NDP should or should not contain a Permanent Residence Policy?

Answered: 113 Skipped: 14



Permanent Residence Policy or not?

Yes

Will most likely reduce the number of new homes bought for SHs and holiday lets.

How many homes will be 'saved' through this policy? We don't know. Perhaps a high proportion of new houses with a sea view, such as along Ramoth Way. And hotel redevelopments into flats. But on large estates, the proportion may be small.

No

Loss of CIL (Community Infrastructure Levy) revenue to Parish and Cornwall Council. Possibly of the order of £25,000 annually to the Parish

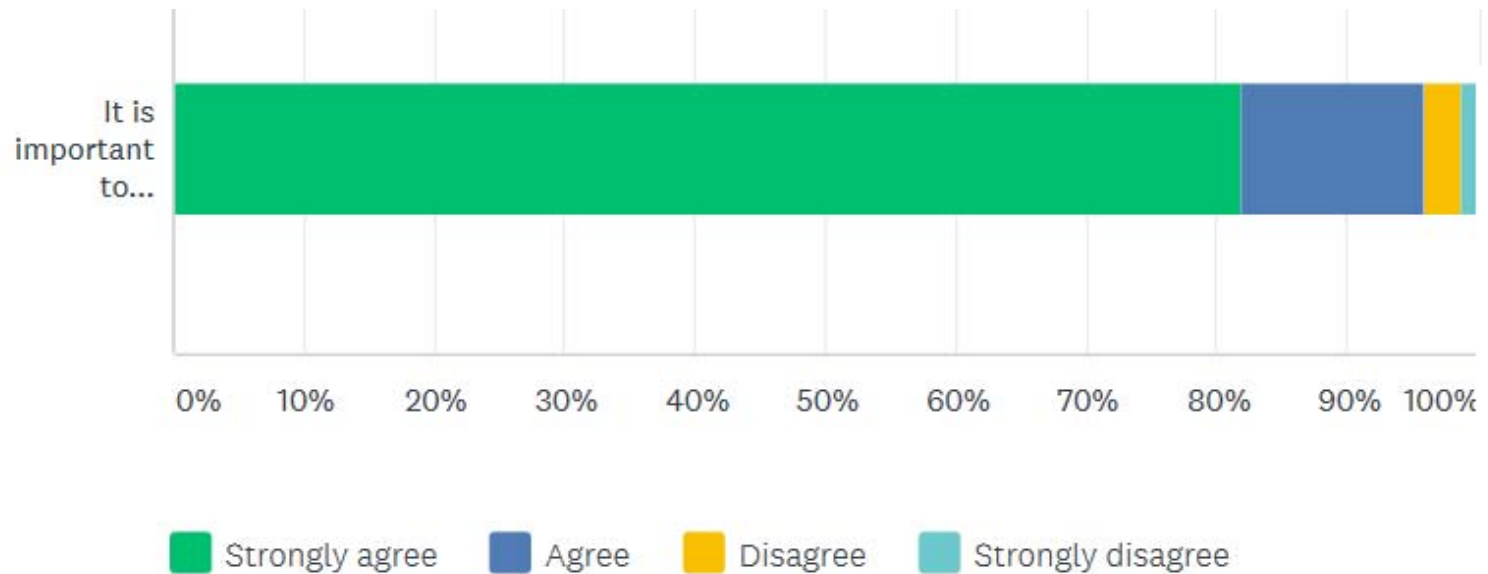
Purchasers can simply buy existing properties where no controls apply.

Medium-term enforcement of legal controls via deeds uncertain.



Protection of green spaces between villages:

Question: It is important to protect the remaining green space between Perranporth and Bolingey



Thanks for listening..... and

..... if you'd like to come along to discussions on any of these housing issues, please do get in touch by emailing:

housing@ perranplan.co.uk
or via the web site

Noise from planes out of Trevellas airfield

Across the parish as a whole, 75 people (9.5%) reported being troubled 'very much', with 197 (25%) 'a little'

For Goonhavern, the figures were 4 and 9 people respectively