

## **Annex 10 Anticipated house building within Mevagissey development area**

The Cornwall Local Plan housing target for the period 2010 – 2030 for the St Austell Network Area, of which Mevagissey is part, is 300. Within the network area, 215 homes have already been built (to 2016, source CLP); a further 99 have been granted planning permission and another 108 are expected to be delivered through windfall development in the period up to 2030. Added together, these numbers exceed the local plan target meaning that there is no need for Mevagissey to plan for significant development in this NDP. However, we do have an identified local need for affordable housing that this plan seeks to address.

In Mevagissey itself, 58 new homes were completed or had been granted planning permission in the period 2010 - 2015.

Based on this and current trends, we estimate that 50 new homes will be built within the Mevagissey development area within the next five years.

Though this NDP, we want the majority of any new growth to deliver affordable housing for local people who can't afford to rent or buy. Although it is our estimate that 50 homes will be built within the development area in the next five years, unfortunately, because of National rules, these new builds are unlikely to contribute anything towards affordable housing. Therefore any building outside the development area should use exception sites to redress the balance and any such building should be 100% affordable. Further discussion and justification is contained within Annex 8 and Associated Document 'The need for affordable rental accommodation'.

The above analysis reinforces the conclusions of the document, 'Planning Future Cornwall Feb 2013 - Growth Factors – St Austell Community Network Area, Feb 2013'.

"The surrounding rural area is proposed to accommodate up to 300 new dwellings in order to meet local needs for housing and to support existing rural communities and facilities. Information is available on land availability in the remaining settlements, which includes Mevagissey, and this would suggest that there are potentially enough identified sites to accommodate the proposed growth. Past development rates of 32 new dwellings per annum (about 360 new dwellings between 1991 and 2010) would suggest that this level of growth can be accommodated."

These are the background figures.

Relevant Cornwall Council spreadsheet notes with values for Mevagissey:

- Note 5(39) This is the number of dwellings already completed in the current Plan period
- Note 6(19) This is the number of dwellings already committed in the current Plan period that are either under construction or unimplemented planning permissions
- Note 7(9) This is the average number of dwellings that have been completed per year between 2001/02 and 2014/15 - although not a guarantee of future development rates it is an indication of how many dwellings could be delivered over the next twenty years.

Plans approved April - Sep 2015 from PC minutes

- 14/01555 Spa Hotel 4 X new holiday apartments
- 14/1682 Ava House - one house split into 2 units
- PA14/01682 Ava new house - current house split into two, so one new unit
- 14/01437 1 X new 31 Portmellon Park
- 15/04048 Plot 2 Boatyard Portmellon 1 X new house
- 15/02984 Squash Court Trevarth Estate
- 15/07033 Ava House 5+1

TOTAL 15

- Further apps likely, PA14/03705/PREAPP Hollies/Tall Trees 12, status 'Decided'. Now approved as PA15/10218. 2 Maisonettes + 2 Flats in existing structure and 1 house, 2 maisonettes and 5 flats in the grounds.
- 15/11464 Portmellon Refused?
- 15/0309 School Hill 12 new builds, 7 affordable, 5 Open Market
- 16/02249 Tregony Hill 1 unit
- 16/09039 PO building 3 flats above ground floor retail unit
- 16/02537 Seapoint Pre-App 1 5 Bed unit
- 16/12076 24 Fore street Expanded retail unit ground floor + 2/3? Flats above
- 16/12193 Ava House 2 houses
- 17/The Galley/Landahoy converted to self contained accommodation 1 unit
- 17/00735 Longpoint demolish and replace
- 17/01137 Pondokie Demolish double garage and replace with 2 storey house. Referred

- 17/00356 Pentillie House Pre-Application. Referred to 2 previous rejections. Objections remain.
- 17/00480 Pre-App adjoining 19 Tregony Hill. Noted.