

Former WAAF site, Portreath

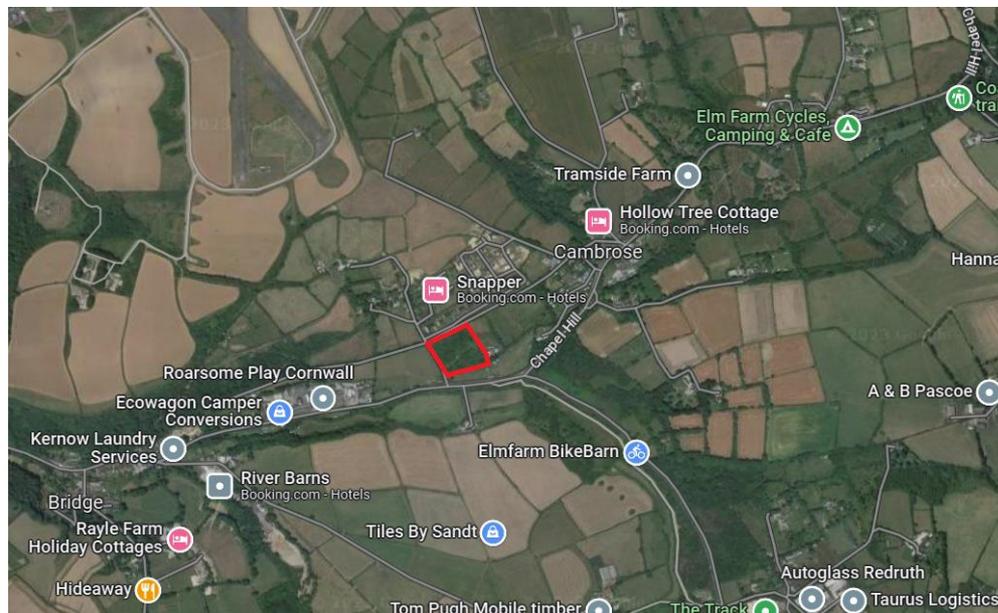


Site introduction

This site is the location of the former WAAF (Women's Auxiliary Air Force) site used for housing and workshops to support the war effort during and after WW2

The site contained 14 barrack blocks, offices, workshops and messes predominantly comprised of Nissen Huts.

Concrete foundation platforms, as well as the concrete air raid shelter entrances remain visible above ground.



Portreath Parish housing need

(as of 31/7/23)

Parish	Band	1 bed need	2 bed need	3 bed need	4 bed need	5 bed need	6 bed need	7 bed need	Total
Portreath	A	2							2
Portreath	B	1	2	1	1				5
Portreath	C	7	1	2	1				11
Portreath	D	3	2						5
Portreath	E	23	7	4					34
Portreath Total		35	12	7	2				57

13 households 55 and over. No adapted property need currently identified by Homechoice



Proposed Accommodation mix

8 x 1b2p bungalows

8 x 2b4p bungalows

6 x 3b5p bungalows

Total: 22 homes

Current proposed mix:

- 17 homes for social rent
- 5 homes for shared ownership

All homes would be captured with the S106 Agreement and would require a local connection to the Primary Parish of Portreath

Affordability

Social Rent:

Set by an independent RICS valuer, and based on 1999 house values. Current indicative rents:

1b2p bungalow: £101.61 per week + service charge £7.67, total: **£109.28 per week** (£474.82 per month)

2b4p bungalow: £112.05 per week + service charge £7.67, total: **£119.72 per week** (£520.18 per month)

3b5p bungalow: £120.58 per week + service charge £7.67, total: **£128.35 per week** (£557.68 per month)

Shared Ownership:

3b5p valued at £300,000.

25% share: £75,000. 10% deposit: £7,500

Mortgage amount £67,500 (assumed 5% interest rate) 30 year mortgage term

Mortgage monthly repayments: £362 / month, 2.5% rent on unsold equity £469 / month

Service charges £33/ month. **Total: £864 per month**

(Average household income last year of £25,497, average initial share was 42% =£88,394)



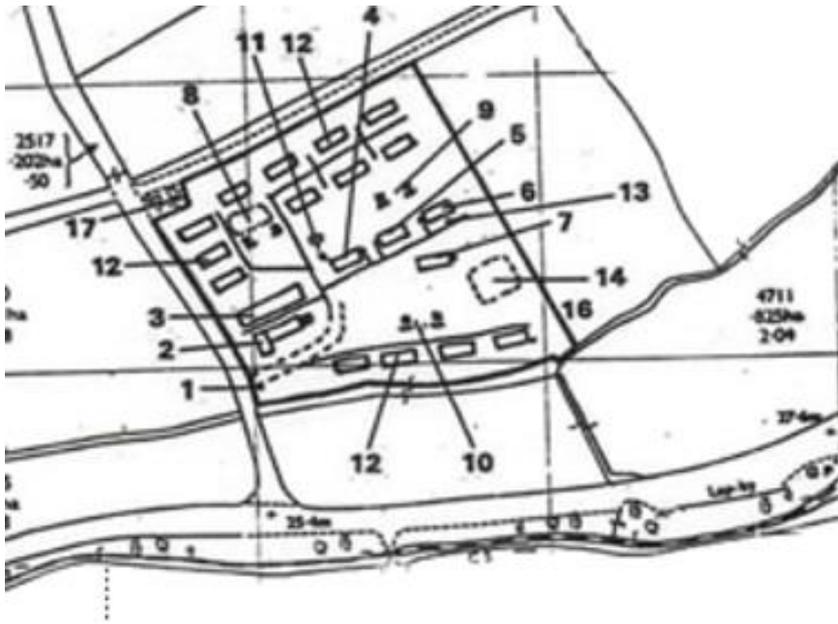
Original site proposals



Design progression

1. Original plan was for 20 homes and space for a community building. Ecological perimeter corridor already included.
2. Layout and mix amended to reflect housing need, original site layout during WW2 and reduce road coverage. Community building removed.
3. Footpath link moved further South to reduce impact on Portreath Tramway
4. Inclusion of naturalised play area following request for play area on site
5. Introduction of ecology corridors across site to help with screening and BNG
6. Properties moved further away from Tramway to enhance WHS screening
7. Introduction of additional stock proof fencing along ecological corridor to help security of neighbouring property
8. Introduction of stone facing to some plots to be more in keeping with existing properties
9. Introduction of information boards for Heritage and Ecology on site
10. Proposal for acoustic boundary treatment along Tramway to limit noise pollution
11. Proposed widening of a small extent of carriageway for the site access to enable refuse collection on site.
12. Proposed consultation with Cornwall Council and Go Cornwall Bus on potential new bus stop outside development and potentially adjust existing bus services past the site.

Proposed Site layout



House Type	Plot Number	Total
1 Bed 2 Person	9, 10, 17, 18, 19, 20 21 & 22	8
2 Bed 4 Person	1, 2, 4, 5, 11, 12, 14 & 15	8
3 Bed 5 Person	3, 6, 7, 8 13 & 16	6
		22

Design details

- Mostly single level bungalows, with 2 bedroom properties being dormer bungalows.
- Stone cladding and coloured render – no white render
- Slate roofs
- A symmetrical roofs designed for solar optimisation Maximise renewable energy efficiency – ASHPs, PV panels.
- Provision for EV car charging
- Private gardens with bin storage areas and allocated parking
- Public open space



Biodiversity and green infrastructure

Aim of securing 10% BNG on site, then following mitigation hierarchy

- Ecological corridors across and around the site
- 33% of site blue and green infrastructure
- SUDs – swales and attenuation basin
- Bat boxes
- Bird Boxes
- Bee bricks
- Hedgehog holes / highways
- Naturalised play equipment
- Magpost
- Information boards



MINING & HERITAGE INFORMATION BOARDS



NATURAL PLAY SPACE INSPIRED BY THE SITE'S HERITAGE

NATURE VIEWING DECK WITH BIODIVERSITY & RESTORATIVE NATURE INFORMATION BOARDS



ATTENUATION POND



Survey update

Archaeology

Former KDC undertook an archaeological assessment in 1992.

Site visit commenced week commencing 1st May 2023. results awaited. Site meeting held on site with WHS officer and Historic Building Officer. Request for acoustic screening for Tramway in rear gardens.

Drainage

- Jackie Smith Principal Sustainable Drainage Officer has confirmed a 8 months monitoring for groundwater. The proposals have the site draining to swales contained within the site itself with a restricted flow to be discharged to the Redruth stream to prevent flooding downstream.
- Foul water will be connected to the offsite drainage system via a Section 106 application to communicate with a sewer with South West Water

Ecology

Several ecological surveys undertaken on site to date, with some ongoing through the season to October 2023.

Badgers

Main badger sett identified along the southern boundary of the site with a further outlier sett identified to the northeast of the site. On-going surveys of the site will be undertaken when vegetation clearance progresses.



Bats

Activity and automated static detector surveys have been undertaken in May and June to date and will continue through to October. The static detector survey data has yet to be analysed but only low activity of common species (common pipistrelle and serotine) were recorded during the transect surveys. New dwellings to include integrated bat boxes, new landscaping will provide more diverse range of habitat to encourage greater range of invertebrate prey.

Breeding birds

Surveys have now been concluded with three visits in May and June. The site supports an assemblage typical of the scrub habitat with a small number of amber list species (RSPB's Birds of Conservation Concern). No rare or notable species were recorded during the surveys. Vegetation clearance would be timed to avoid nesting season. Integrated bird boxes on new dwellings, and created of new habitats on site to provide nesting and foraging opportunities.

Reptiles and invertebrates

Surveys have been concluded with seven visits undertaken in May and June. The site was found to support a small but breeding population of slow worms. Pilot invertebrate study undertaken in May. No rare or notable species identified. New soft landscapes will provide more diverse range of habitats to encourage greater invertebrates.

Highways

Service no. 400 (College Bus) passes the site directly one service per day Monday – Friday (550m)

Service no. 48 (hourly Monday – Sunday) and 49 (3 services per day, Monday – Saturday) from Bridge Hill bus stop (1km). Proposed consultation with Cornwall Council and Go Cornwall Bus to check viability and demand of amending services past the site.

Proposed widening of section of existing highway to ensure a refuse vehicle can successfully enter and exit site in a forward gear.



Indicative Programme

- Public Consultation July 18th 2023
- Planning submission late August 2023
- Start on site Spring 2024

