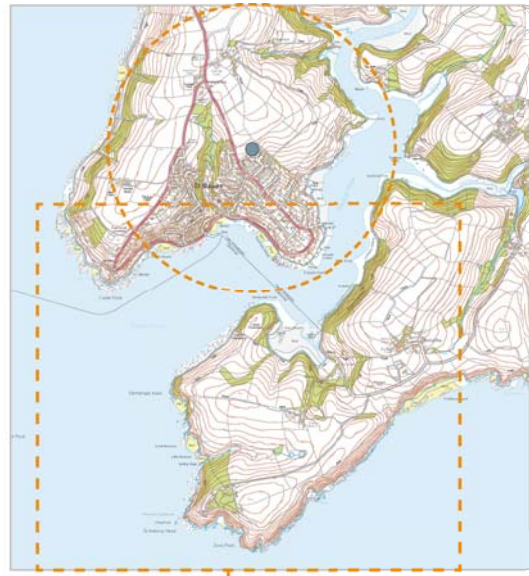
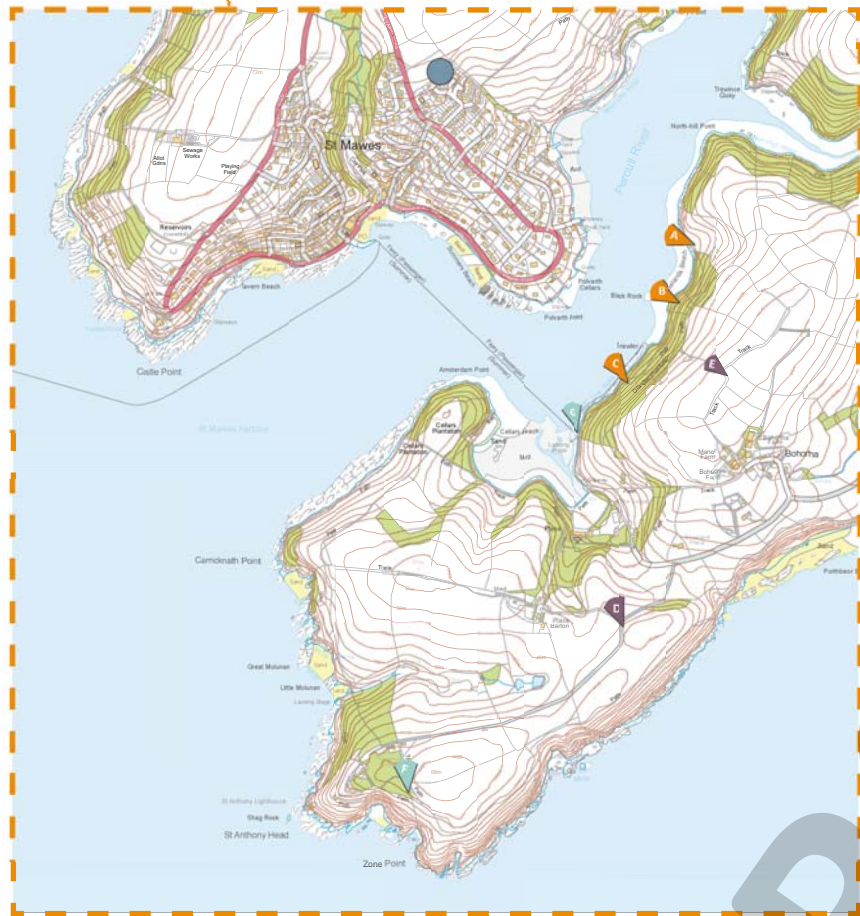


Distant Views



Scale 1:25000

- Proposed Site
- 1km radius from site
- ▲ Site visible from significant location
- ▲ Site visible from less significant location
- Site not visible

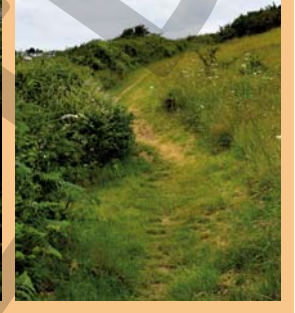


Scale 1:12500



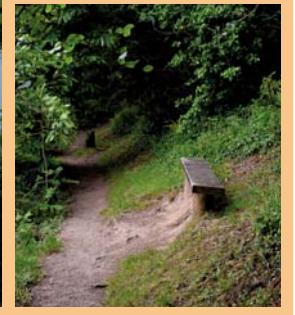
< Site (as indicated by arrow) partially visible from the well-walked South West Coast Path. Development of this site would not break the skyline.

v South West Coast Path taken at location of View A



< Site (as indicated by arrow) partially visible from the South West Coast Path, where development of this site would not extend the perceived envelope of the village east into the countryside, due to the location of existing properties located higher on the hillside.

v South West Coast Path taken at location of View B



< Site (as indicated by arrow) partially visible from the South West Coast Path.

- Development of this site would not break the skyline.
- Retaining an area of open space to the higher ground will ensure the perceived bands of countryside are maintained.
- Development of this site would not extend the perceived envelope of the village into the countryside, due to existing properties located higher on the hillside and further east.
- Development of this site would be well associated with the existing built environment of St Mawes and its visual impact on the Area of Outstanding Natural Beauty and other designated sites is therefore considered to be minimal.



> Site (as indicated by arrow) is most visible in along this elevated stretch of public footpath, however, access is currently restricted by the significantly overgrown nature of this right of way, which is not maintained and clearly not often walked.



^ Public footpath gaining access to view D - narrower stretches are significantly overgrown and restrict access.

< Site (as indicated by arrow) partially visible from public footpath, however, this footpath was overgrown and apparently not accessed frequently by walkers limiting the significance of this vantage point.



> The site is not visible from the South West Coast Path and other public footpaths further south and west of Place House due to the screening nature of the topography, extensive areas of woodland and established Cornish hedgerows.



> From the St Mawes - Place ferry and its landing point the site is screened from view by the topography of the St Mawes headland, existing residential development and well established areas of vegetation.



Village Entrance

< The main entrance to St Mawes village is defined by the highways speed restriction road markings and signage. This approach does not benefit from a defining streetscape - the road descends over the crest of the hill to reveal the rooftops of St Mawes and views of the Percuil River and the St Anthony headland beyond. The proposed development offers an opportunity to strengthen this streetscape and village approach.



Scale 1:5000

Local Views

> Site (as indicated by arrow) is screened from views along the formal public footpath by the proximity of the Cornish hedgerow. Views from the middle of this accessible field are screened by well established vegetation and existing residential properties.



< Site (as indicated by arrow) partially visible from Trelawney Road, a private road. Development of this site would not be detrimental to the visual amenity of this area.



> The site is not visible from Upper Castle Road due to the screening nature of the topography, areas of woodland and established Cornish hedgerows.

v A gateway in the hedgerow provides the only view across to properties at Waterloo Close - the site remains obscured from view

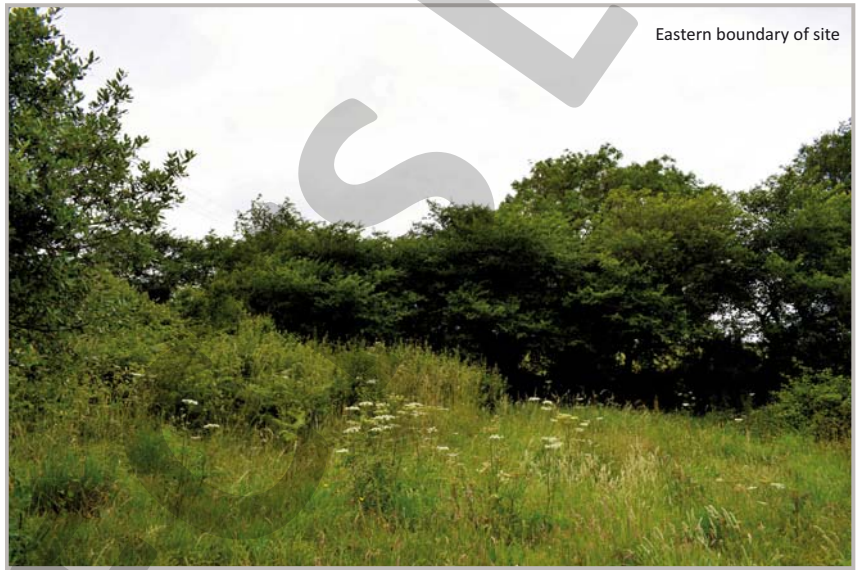


> From St Mawes quay the site is screened from view by the topography of the headland and existing residential development.



Site Appraisal Plan

Scale 1:500



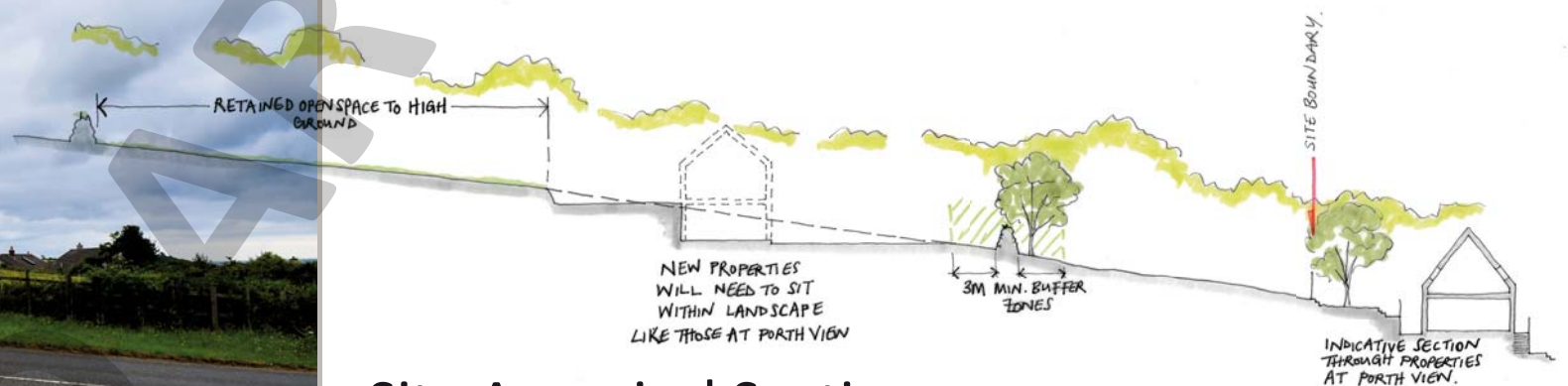
^ Far western boundary of site lies adjacent to Polvarth road, providing direct vehicular access.

v The site has an existing pedestrian link from its southern tip to Porth View.



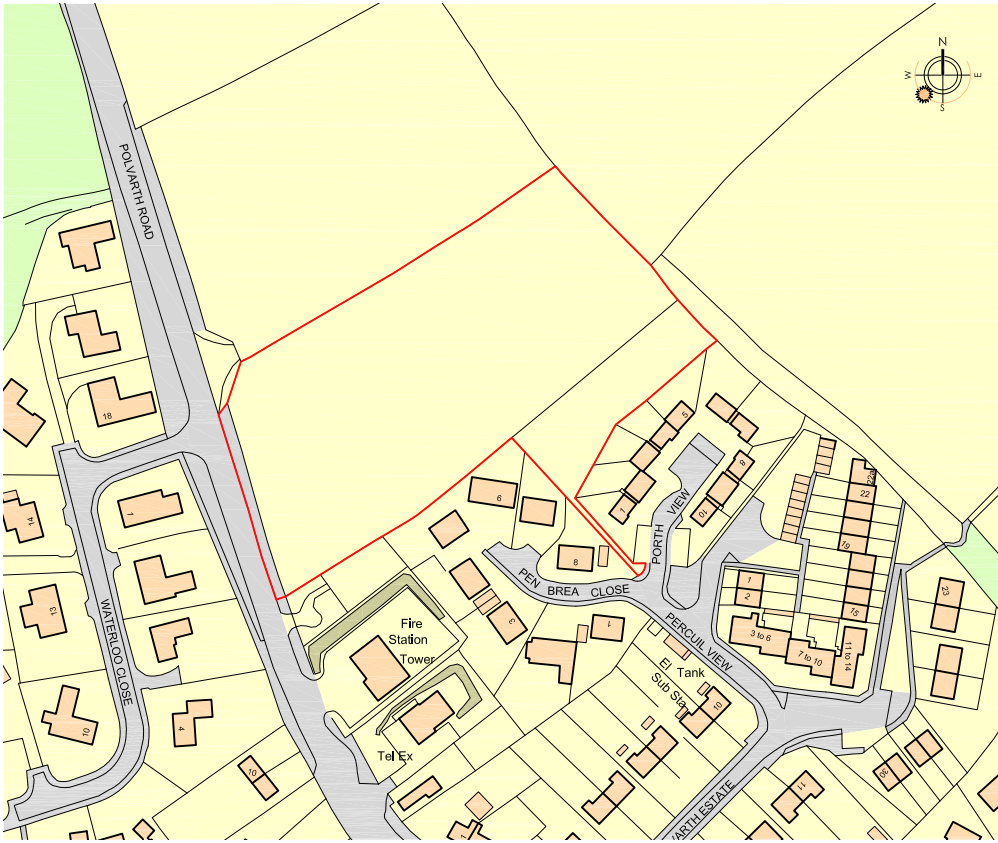
Site Appraisal Section

Scale 1:250



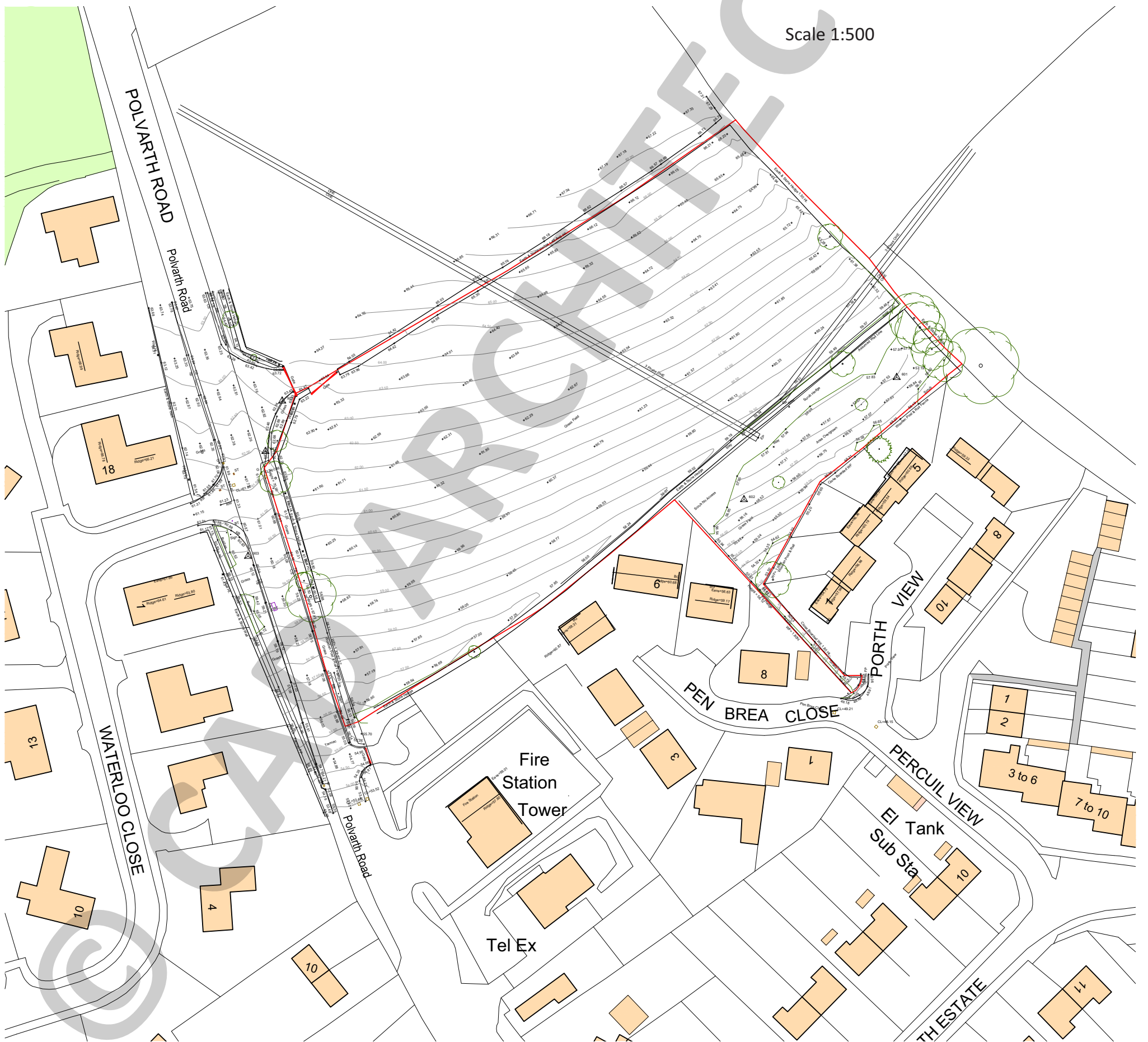
Site Location Plan

Scale 1:1250



Site Topographical Plan

Scale 1:500



PROPOSED SITE - LOCATION AND TOPOGRAPHY

Land adjacent to Polvarth Road, St Mawes, Cornwall.

Ref: 2453 • Date: July 2017 • Author: SLJ • Scale: Varies @ A1



ROSELAND CLT

WHO: ROSELAND CLT

A REGISTERED CHARITY RUN FOR THE PEOPLE BY THE PEOPLE

St Just in Roseland CLT Ltd (Roseland CLT) is a private company limited by guarantee without share capital and is a registered charity. Roseland CLT is controlled by a Board of Directors and Trustees who are drawn from, and elected by, the members. [Registered in England No: 6231809.](#) [Registered as a Charity: 1128350.](#)

WHAT: A COMMUNITY LAND TRUST (CLT)

COMMUNITY-LED ORGANISATION TO DEVELOP AND MANAGE LOCAL HOUSING AND OTHER ASSETS

Community Land Trusts are providing a solution to a wider housing crises, but most importantly focus on the local need. Homes built under a CLT are genuinely affordable and will remain affordable for future generations, taking responsibility and control of the future of the community. The main objective of the Roseland CLT is the provision of houses and any associated amenities for persons in necessitous circumstances upon terms appropriate to their needs.

WHERE: A ROSELAND-WIDE SUPPLY OF AFFORDABLE HOUSING

Articles in the Roseland Magazine have produced offers of possible sites for development and buildings for conversion. Additionally, Cornwall Council owns parcels of land across the Roseland, some of which may be available and suitable for small-scale affordable housing development. These opportunities are all being assessed with regards to viability.

WHEN: NEIGHBOURHOOD DEVELOPMENT PLAN FOR THE PERIOD 2015 - 2030

Roseland CLT was originally formed in 2007 to help deliver self builds in St Just Parish. However, in accord with The Roseland Plan that was passed by referendum in August 2015, the organisation has been refocussed towards supplying Affordable Housing as set out in the Roseland Neighbourhood Development Plan 2015 - 2030.

WHY: THE ROSELAND PLAN - A MANDATE TO IMPLEMENT PLAN PRIORITIES FOR THE BENEFIT OF ROSELAND RESIDENTS

One of the Roseland Plan's highest priorities is to facilitate the provision of the affordable housing needed by the Roseland community. An important by-product will be the increase in the number of full time residents on the Roseland, strengthening the community as a whole. The delivery of Affordable Housing by this Roseland-based CLT was flagged in the Plan.



AFFORDABLE HOUSING: ARE YOU ELIGIBLE?

Eligibility for affordable housing is linked to local incomes and local house prices. Affordable housing delivered on the Roseland can be provided to households whose needs are not met by the open market and who meet one or more of the following criteria:

- Lived continuously in one of the five Roseland Parishes for the last 5 or more years
- Worked in permanent employment in one of the five Roseland Parishes for the last 5 or more years
- Grew up in one of the five Roseland Parishes (defined as having spent 10 of their first 16 years in one of the Parishes)
- Having a close family member living for a minimum of 5 years permanently and continuously in the five Roseland Parishes.

Different types of affordable housing are available in Cornwall, designed to offer a range of choices, to suit households of different circumstances with varying incomes. These are:

- Social rented housing - owned and let by local authorities and housing associations
- Affordable rented housing – typically new homes that are owned and let by housing associations
- Intermediate Housing - homes both to rent and buy, which are aimed at those households who can't afford the open market but can afford more than very low social rents.

FUTURE NEED: ROSELAND ANALYSIS

Based on Cornwall Council's analysis of the Homechoice register in July 2016, the following table summarises how the assessed high and medium need for 30 affordable houses on the Roseland would best be satisfied.

Cornwall Council update the Homechoice register annually and applications need to be renewed for consideration each year.

Parish	Number of Bedrooms (0 means bedsit)				
	0	1	2	3	4
Gerrans	1	1	2		1
Philleigh	0	0	0	0	0
Ruan Laniorne	0	0	1	0	0
St Just in Roseland	6	0	9	2	1
Veryan	4	1	1	0	0
TOTAL	11	2	13	2	2

Note that in St Just Parish, St Mawes is much more popular than St Just.

For more information or to apply for affordable housing visit www.cornwallhomechoice.org.uk or call the Homechoice team at Cornwall Housing on **0300 1234 161**

To provide your support to Roseland CLT email: RoselandCLT@gmail.com or call **01872 501749**

This document has been compiled using information obtained from The Roseland Plan, Roseland CLT and Cornwall Council. CAD Architects Ltd. trusts that all information is correct at the time of printing - July 2017.

