



Gilbert & Goode

Public exhibition of plans for
Land at Menefreda Way
ST MINVER

Welcome to Gilbert & Goode's exhibition on our latest proposals for land at Menefreda Way.



Welcome

Thank you for taking the time to come along today, we appreciate your ongoing interest in the delivery of this affordable housing scheme.

We have on display a range of information which showcases the site's potential to deliver a mixed tenure affordable-led scheme to meet local housing needs.

Your views on shaping this scheme are very important to us, so please take a feedback form and fill in to let us know what you think. If you don't have time today you can take a form away with you and post or email it back to us, or you can have your say online. (contact details below).



St. Teath



Praze-An-Beeble



Examples of previous Gilbert & Goode development for Ocean Housing



Call us on **01872 630040**



Email us at **consultations@cadarchitects.co.uk**



Visit **www.cadarchitects.co.uk/consultations/38/MenefredaWay**



About

Gilbert and Goode

Cornish based Gilbert & Goode has grown from humble beginnings in 1972 to become one of the South West's leading new homes developers.

In 2005, Gilbert and Goode was acquired by the Ocean Housing Group, a not for profit, charitable registered provider of social and affordable housing. We work closely with Ocean Housing to provide both open market and affordable housing across Cornwall.

We believe that working closely with communities throughout the design process makes for the best new developments and homes.



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Gilbert & Goode

Ocean
HOUSING

In partnership with

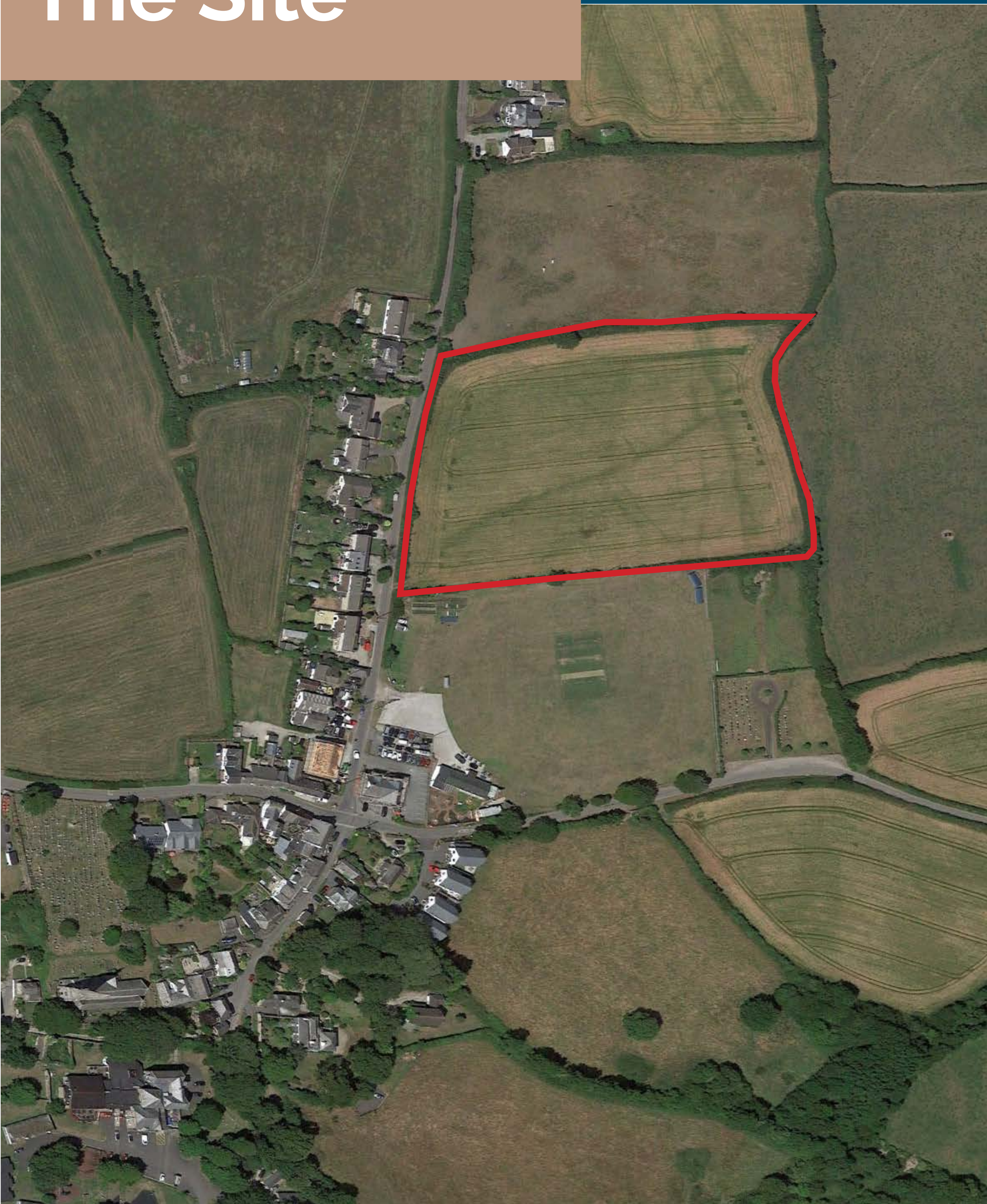


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Site Location

The Site



The site edged in red sits on the north-eastern edge of the settlement of St. Minver.

It is bordered to the south by St Minver Cricket and Social Club with residential properties to the west of the site on Menefreda Way.

The site is approximately 5 acres/2 hectares in size.



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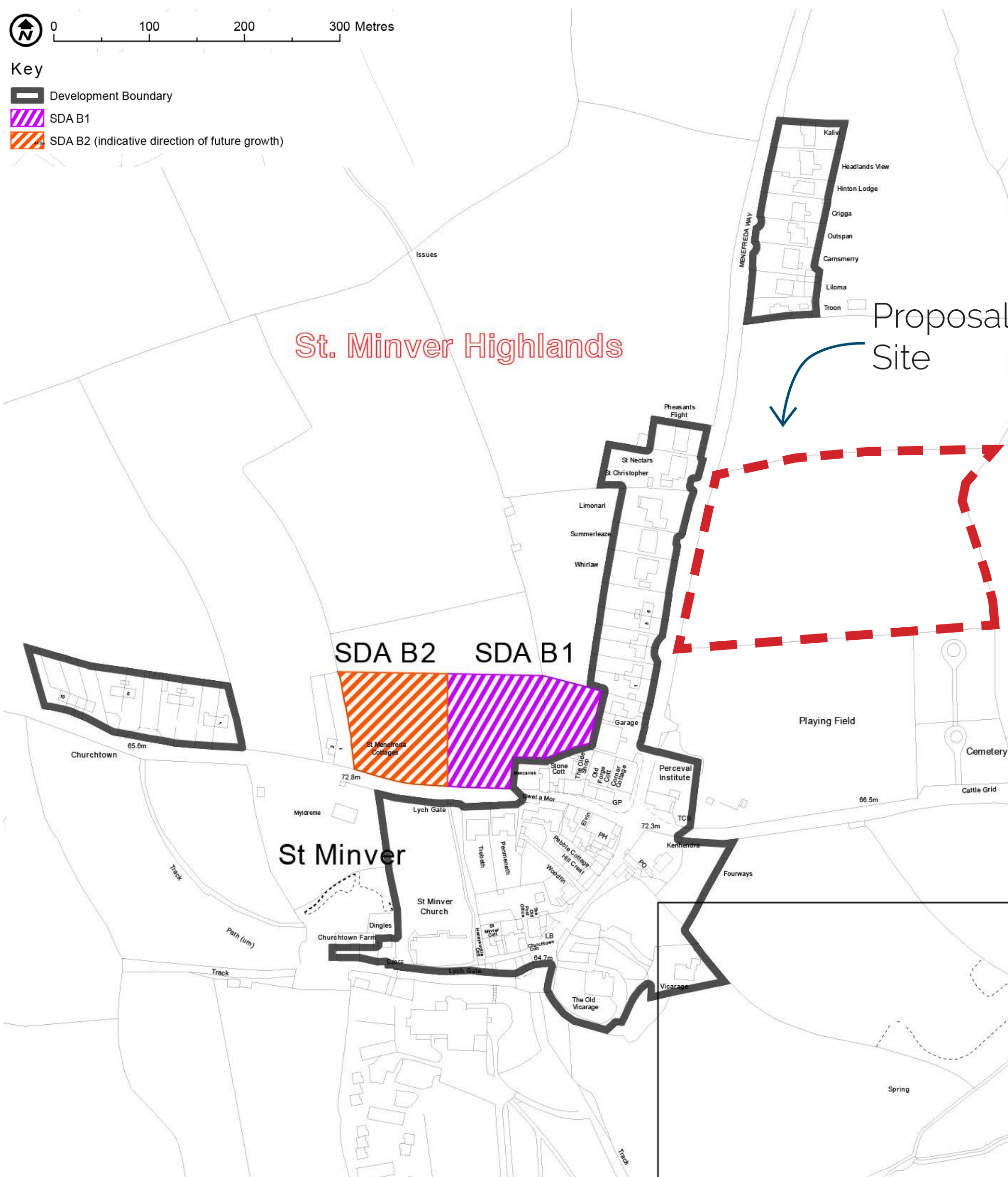
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The provision of local needs housing on the edge of our smaller towns, and villages remains one of the key ways in which Cornwall intends to deliver rural affordable housing



Planning



Map Extract from St Minver Parishes NDP showing settlement boundary

It is proposed to bring the site forward as a Rural Exception Site (RES) with the potential of an element of cross-subsidy open-market housing to help finance the affordable housing.

Policy 9 of the **Cornwall Local Plan** (Rural Exception Sites) supports development proposals on sites outside of but adjacent to settlements whose purpose is to provide affordable housing to meet local needs.

The planning context includes National, Cornwall Council and the St Minver **Neighbourhood Development Plan** planning policies.

Policy 3.7 of the St Minver **Neighbourhood Development Plan** states:

Proposals for affordable residences shall be supported, where:

(i) The proposals contribute to meeting the affordable housing needs of the local community in terms of type and size of the dwelling, levels of affordability, and mixture of tenures.

(ii) The dwellings shall be occupied by local persons in housing need in accordance with the Qualifying Criteria (defined in the St Minver **Neighbourhood Development Plan** 3.9 page 34 of 50)

We believe that this site is ideal for helping to meet St. Minver's affordable housing in a sustainable manner.



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Site Appraisal

Site Appraisal



An appraisal of the site has been carried out. The above image identifies the various constraints opportunities and features of the site which will need to be considered within the design development of any proposals.



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Potential Scale and Massing of the proposed development

Scale and Massing



A development layout is yet to be designed. The image left presents a possible arrangement of dwellings on the proposal site.

Consideration will be given to the massing of the development, specifically in relation to the positioning of two-storey and single storey dwellings on site.

The site will also incorporate the following:
Public Open Space, landscape buffer to Cricket Club pitch, ecology zones and margins to the existing boundary, to contribute to Cornwall Council Climate Emergency provisions for 10% BioDiversity Net Gain, 15% Tree Canopy Cover and On-site surface water attenuation.

House type design to sustainable 'fabric first' principles including Air Source Heat Pump heating and hot water.



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Potential Scale and Massing of the proposed development

Housing mix and examples of recent schemes

It is our intention to deliver a scheme that meets the needs of local residents and we are therefore seeking your views on the types of housing tenures you would like to see included in any future scheme.

Housing tenure options include:

- Affordable Social Rent
- Affordable Shared Ownership
- Family Homes to buy
- Self-build Homes
- Executive Homes to buy

What happens next?

When we have received all the feedback forms (by 30th November 2023) we will come back to the Parish Council to share the responses.



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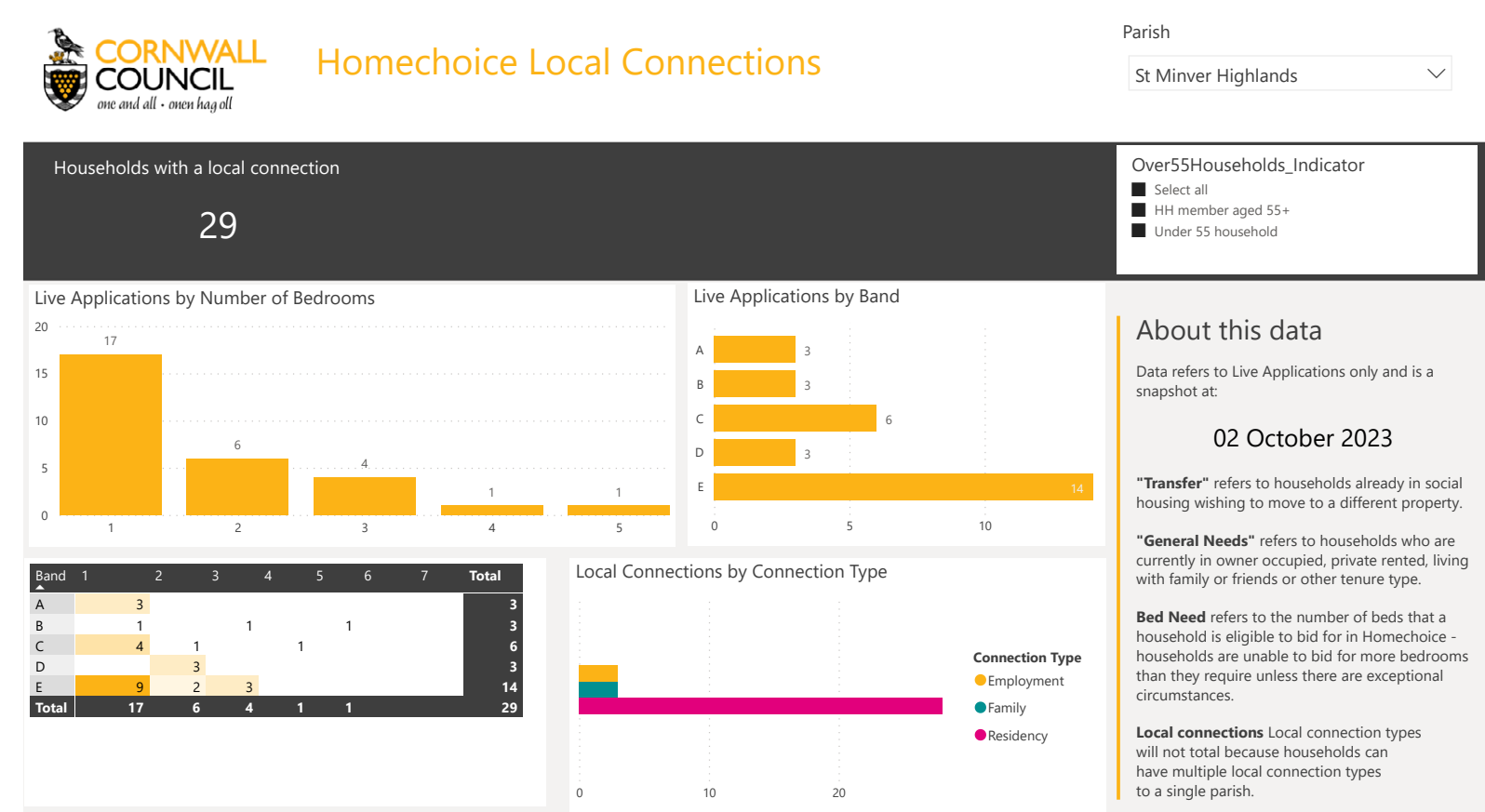
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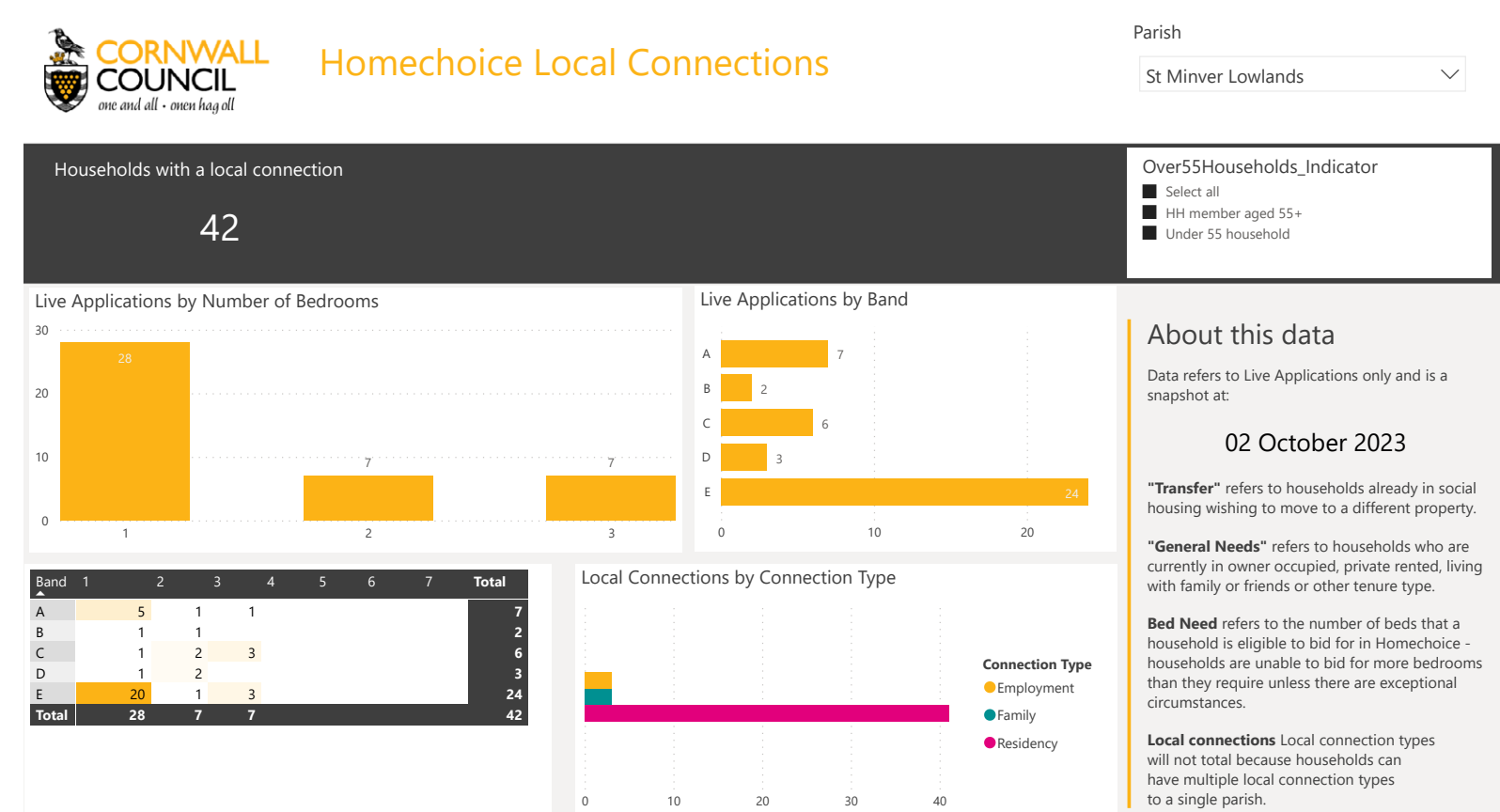
Housing Need

Cornwall Council Housing Needs register October 2023 identifies the following need:

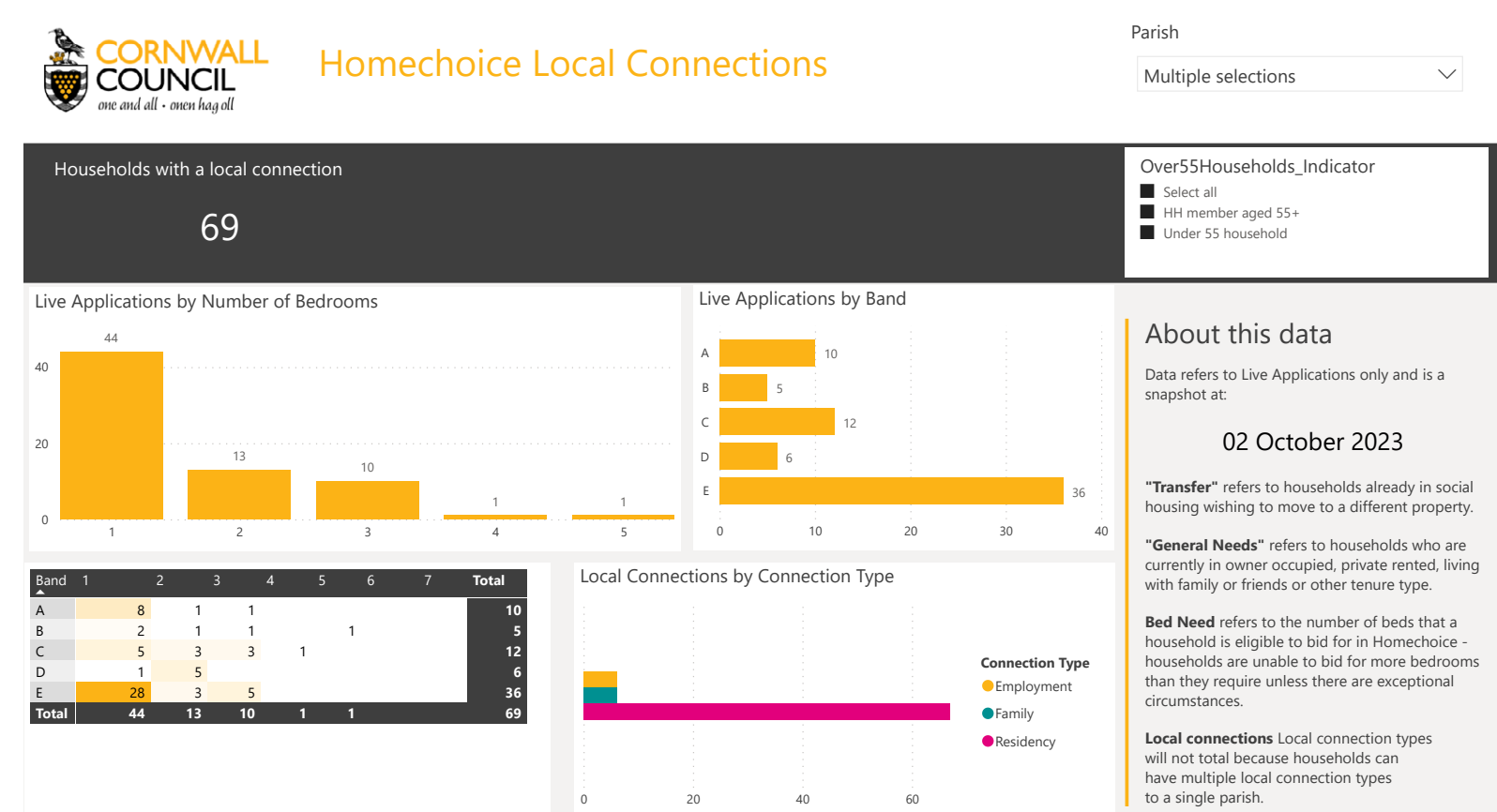
St Minver Highlands 29 Households of which 13 households are aged 55+ with a 1 or 2 bed need.



St Minver Lowlands 42 Households of which 23 households are aged 55+ with a 1 or 2 bed need. In addition there is 1 household with an assessed full wheelchair need requiring a 3 bedroom home.



Nethousing need for both parishes 69 households of which 36 households are aged 55+ with a 1 or 2 bed need.



Affordable housing completions

Affordable housing completions in the combined St Minver Parishes totalled 2 dwellings from 2014 – 2015 and 4 in 2019-20.



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