

Former WAAF site, Portreath

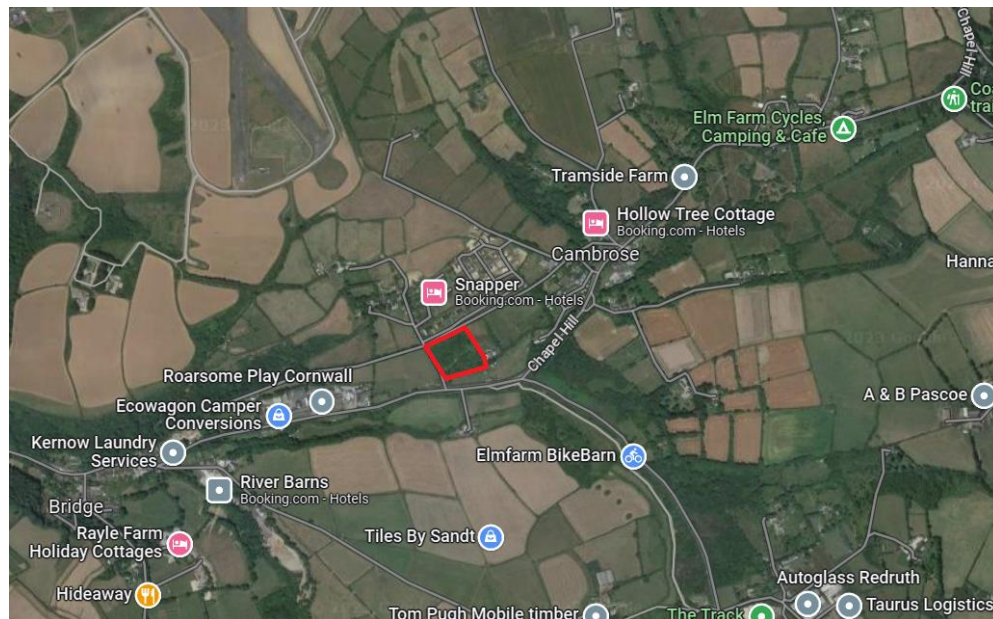


Site introduction

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 23/5/23)

| 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 | 3 | 1 | | | | 12 |
| Portreath | D | 3 | 2 | | | | | | 5 |
| Portreath | E | 22 | 7 | 3 | | | | | 32 |
| Portreath Total | | 35 | 12 | 7 | 2 | | | | 56 |

12 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



Affordability

Social Rent:

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

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

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

3b5p house: £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)



Design details

- Mostly single level bungalows, with 2 bedroom properties being dormer bungalows.
- Coloured render – no white render
- 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



Survey update

Archaeology

Former KDC undertook an archaeological assessment in 1992.

Site visit commenced week commencing 1st May 2023. results awaited. Working with the Cornish Mining World Heritage Team and Cornwall Council Historic Environment Team.

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.

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.

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 worm. Suitability of the site for reptiles is declining due to the ever encroaching scrub increasing in density and reducing basking habitat. Pilot invertebrate study undertaken in June. No rare or notable species identified.



Biodiversity and green infrastructure

10% BNG on site, following policy hierarchy

- Ecological corridors across and around the site
- 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



Indicative Programme

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

