

Proposed Policy 9 Exception Site Residential Development  
Land at Penponds, Camborne, TR14 0QG

**Pre-Application Document**

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1. Site Setting and Contextual Appraisal



Goggle Earth Image - Site location within the context of Camborne



## 1.1 Site Setting

The site is located in Penponds on the western side of the town of Camborne. The site takes the form of a rough oblong shape bound to the west and south by existing residential development and agricultural fields to the north and east.

The site is 0.60 hectares / 1.4 acres and is accessed off Higher Penponds Road, a narrow lane which runs north to south directly linking Mill Road/Fore Street to Barripper Road. These are the two principal access routes linking Penponds to Camborne running east to west. Public transport links to Truro and beyond can be found in the nearest town of Camborne.

The area offers a small selection of local amenities including a garden centre and primary school. Convenience shops, local independent businesses, cafes and superstores are located approximately 1.5 miles away, accessed by Barripper Road to the South of Higher Penponds Road.

The site is an appropriate and highly sustainable location for residential development given the close proximity to education establishments and local facilities.

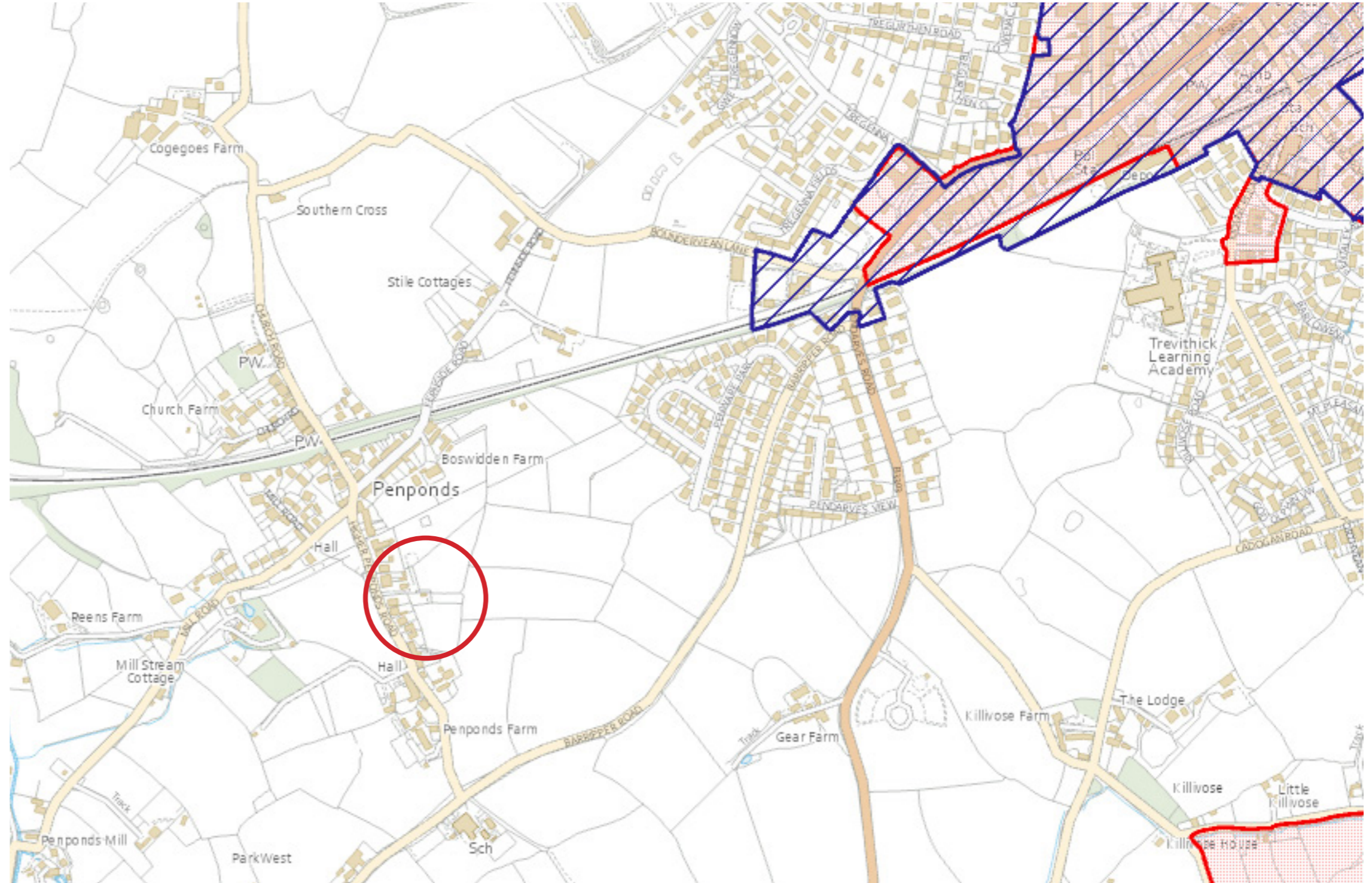
## 1.2 Landscape Designations

The site is situated in the small village of Penponds and directly borders with the village of Barripper. The Camborne and Redruth mining district World Heritage Site is in close proximity but not neighbouring. There are no Public Rights of Way directly affecting the site or the immediate surrounding area.

In recent years there has been an increase of development in the area, providing open market and affordable housing to locals. The closest scheme to the site is that of Tregenna Lea, situated on Tregenna Lane, within a 550m radius of the proposed site. Making the area ripe for development to continue to support the housing framework set out in the Local Plan.



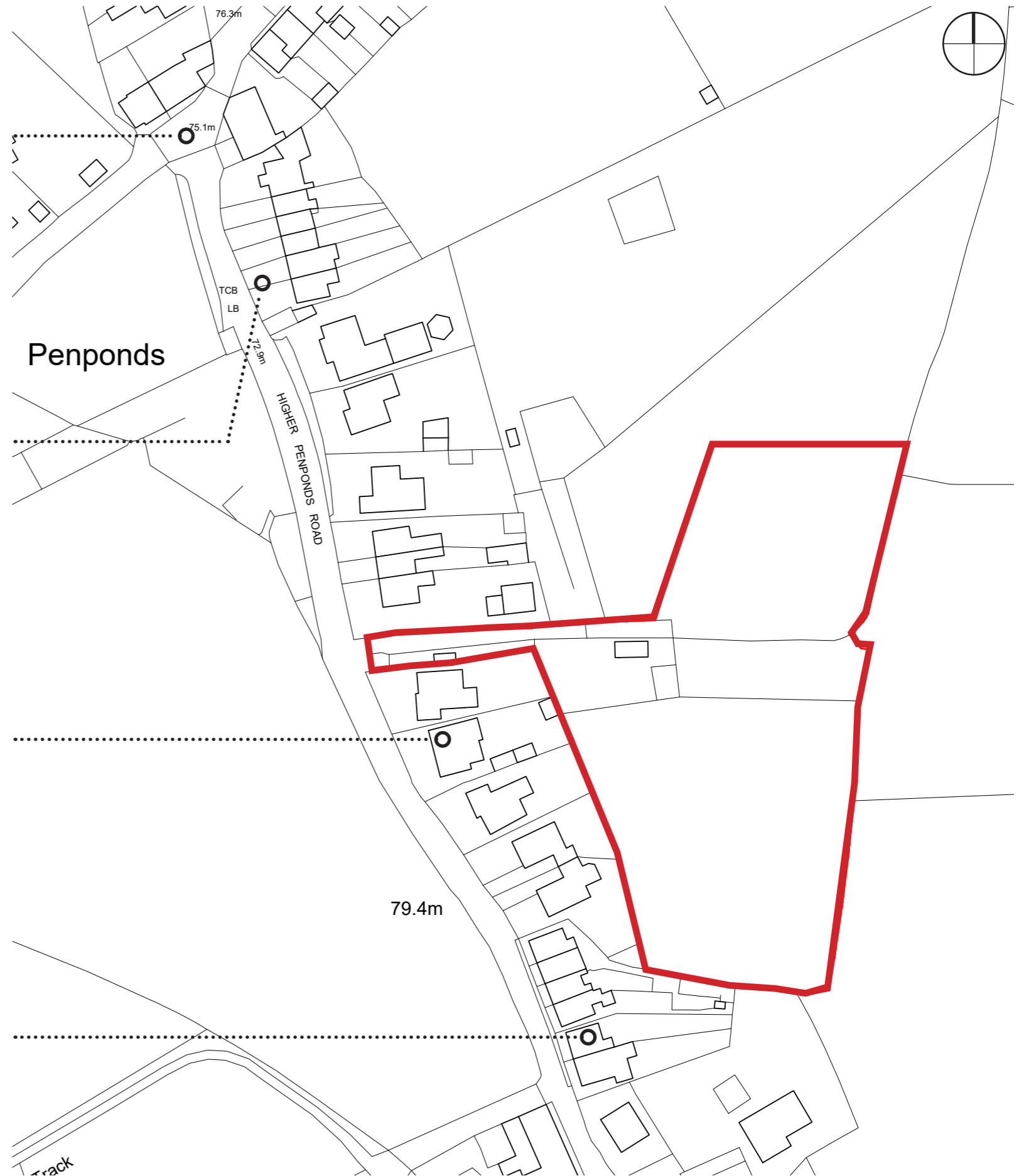
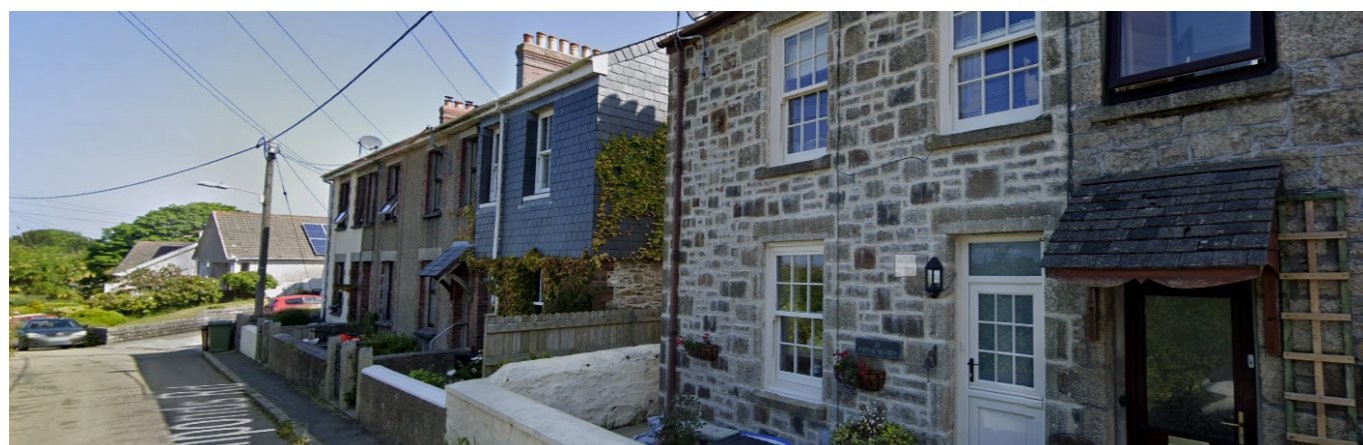
Extant houses in New Development - Tregenna Lea, Boundervean Lane - PA21/09480



Site location within the context of Camborne and Redruth mining district World Heritage Site and Conservation Area

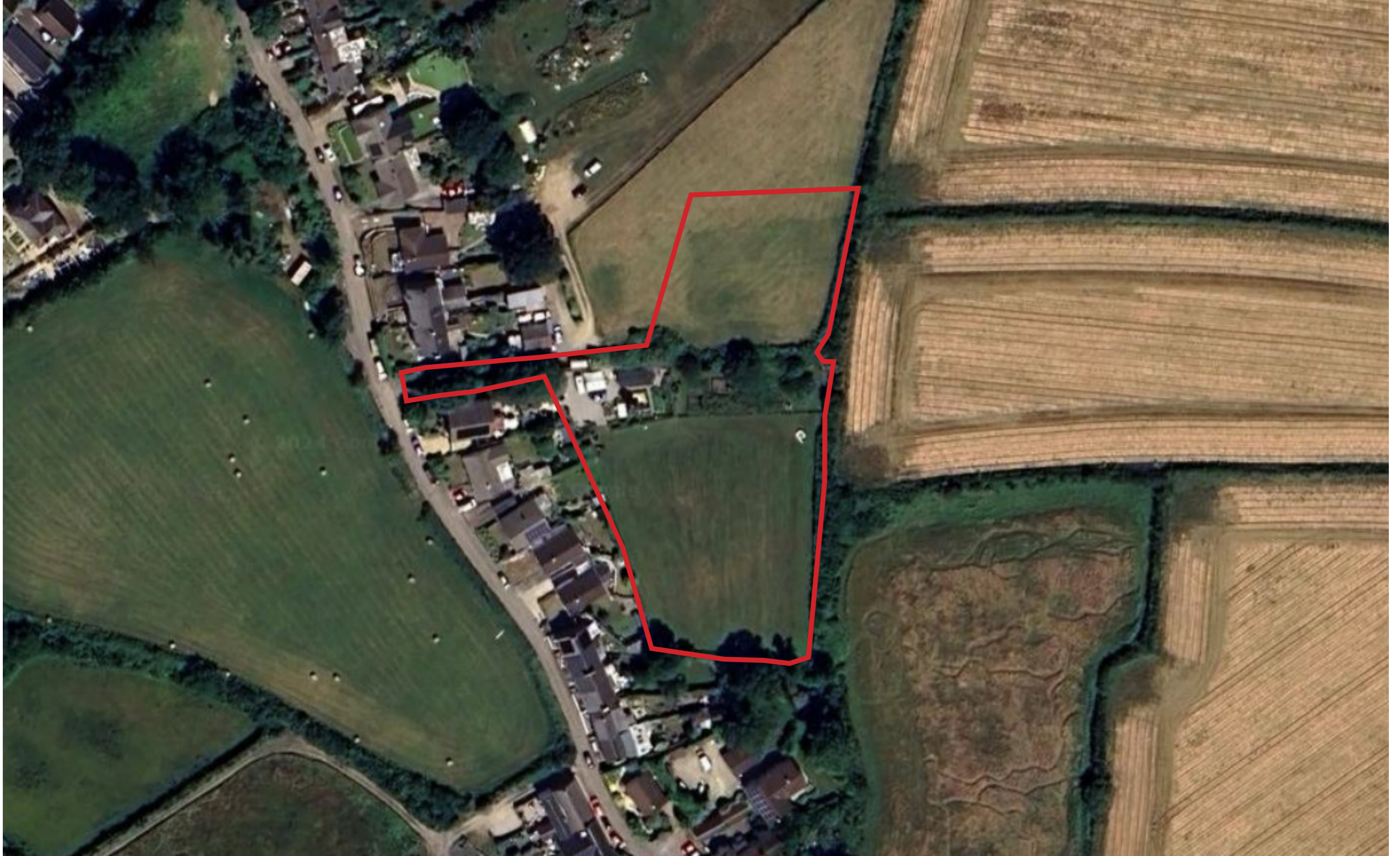


1.3 Surrounding Built Context - Higher Penponds Road





2. Existing Site



Goggle Earth Image - Existing Site



2.1 Existing Site Access



Goggle Earth Image - Entrance to site, as seen from access road, Higher Penponds Road



Goggle Earth Image - Access road, Higher Penponds Road, looking north with site entrance to the East



Goggle Earth Image - Access road, Higher Penponds Road, looking South



### 3. Design Development



## 4. Design Development

### 4.1 Use

The proposed development is for a medium density residential scheme on a agricultural land considered to be a Policy 9 rural exception site.

The proposed residential use is consistent with the surrounding settlement which includes detached dwellings, short terraces and larger estate developments, of mixed size and tenure, situated in the settlement of Penponds.

### 4.2 Amount

The principal objective is to deliver much needed affordable and open market housing for the local community. The proposed scheme will deliver 12 affordable dwellings and 11 open market dwellings totaling 23 new dwellings.

This will be in the form of terraced houses, semi-detached and detached dwellings that look to directly address the established need for housing in the Camborne Parish as identified by Cornwall Council.

The scheme will provide approximately 30 - 28 on site parking spaces through the provision of shared parking courtyards, street parking and private off-street parking.

The proposed density on the site equates to 38 dwellings per hectare based on a site area of 0.6 hectares. This is considered appropriate for the location with an emphasis on retaining and protecting key landscape features to deliver an overall low impact scheme. Each dwelling has been allocated a generous private amenity space suitable for the level of occupancy.

### 4.3 Green Infrastructure / Biodiversity

The key objectives are to retain and enhance the existing trees and hedgerows, increase the net biodiversity value of the site and integrate the surrounding green infrastructure into the development to create meaningful public and private spaces.



### SCHEDULE OF ACCOMMODATION

HOUSE TYPE	NO.	BEDS	G.I.A. SQM	SR	SO
HT1 (OM + affordable)	7	2B/ 3P	68.4	4	3
HT2 (OM)	3	3B/ 5P	84.6	-	-
HT3 (affordable)	5	3B/ 6P	102	-	5
HT4 (OM)	4	4B/ 6P	108	-	-
HT5 (OM)	4	4B/ 7P	125	-	-
SUB TOTAL	23			4	8