

**IRREGULAR**

ALTERNATIVE HOUSING

PLANNING

COMMITTEE

PLANNING

COMMITTEE

PAPER

# IRREGULAR IS COMMITTED TO CREATING LOCAL SOLUTIONS TO EASE THE PRESSURE ON STUDENT ACCOMMODATION, WHILST PROTECTING PENRYN'S BEAUTIFUL GREEN SURROUNDINGS.

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Designed by leap.eco as sustainably as possible



## Employment Benefits

The table below show the how the application improves the jobs on the site:

	Employer	Existing Jobs	New Jobs within the Application Site	New Jobs Outside Application Site	Total Jobs
Current Jobs within Application Site	Versatile Marine		-2.5	2.5	2.5
Proposed Uses	Penryn Surgery	80	20		100
	Granite Planet	17	6		23
	Other User		30		30
	Irregular		20*		20
Peter Brett Associates Report				160-76=84	84
Total		97	73.5	86.5	259.5

## To Summarise:

- Currently the site supports 2.5 jobs. However these will not be lost but transferred to a new location as the business moves online.
- With the application existing businesses, Penryn Surgery and Granite Planet, will bring 97 existing jobs to the site.
- With new premises the existing businesses will expand and create 26 new jobs.
- New businesses, including the student accommodation company, will be based on the site and create new jobs, estimated to be in the order of 50 jobs.
- Peter Brett Associates' Report also identifies that through the re-use of this brownfield site a further 84 jobs will be created off the application site.
- In total the project will support 259.5 jobs of which 160 are new jobs within the Cornwall Economy.
- The 160 new jobs would add £5.3million to the GVA of the local economy.

### Regeneration

The site is massively underperforming with only 2.5 jobs. The site is basically split into 3 distinct areas:

- A third that is redundant brownfield site with stockpiles of waste material that has not supported any employment for 20 years.
- A third with the poor quality building stock, with asbestos roofing, that have reached the end of their useful life.
- A third with a large portal frame building whose previous two occupants have gone into receivership.

The new proposal will secure a long term sustainable and viable future for the entire site with a mixture employment types.

### Improved Surgery

Enables Penryn Surgery to grow to meet the demands of growing patient numbers and additional care. This will give them a home for the next 25 years.

### Secures Granite Planet's Future

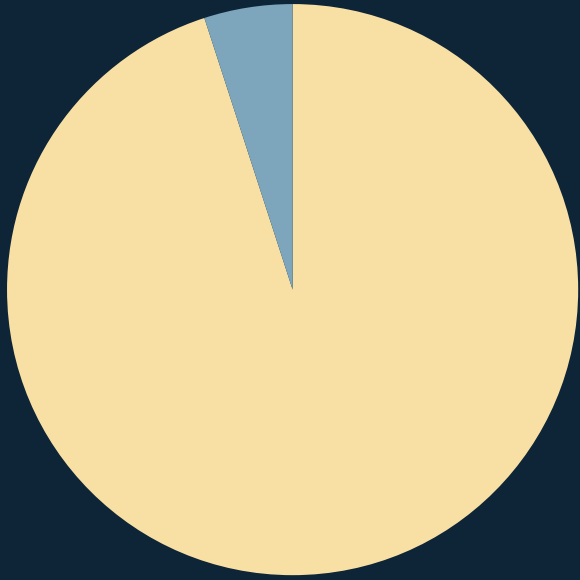
Gives Granite Planet a secure future with improved facilities to serve it's customers and the community.

### Student Housing

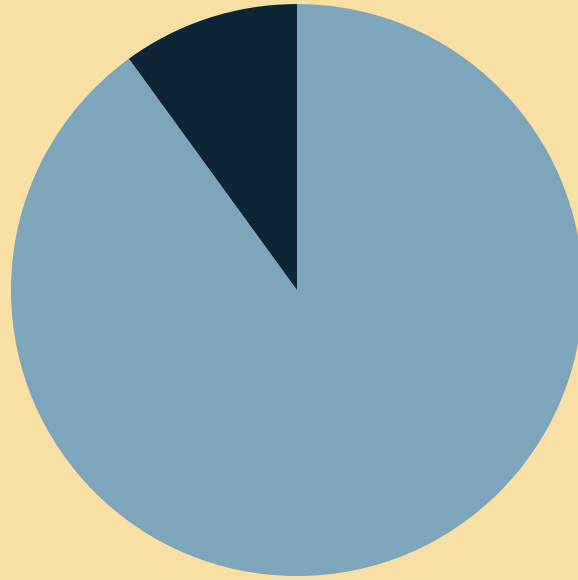
Provides 264 student beds, at rates that will entice students out of HMO's into a Purpose Built Student Complex.

### Public Support

Irregular have been very active with the consultation process with Falmouth, Penryn and the University. The feedback has been overwhelmingly supportive and this mirrors the reaction within the local media too.



**95% OF FEEDBACK  
SUPPORTED  
THE DEVELOPMENT  
BEING BUILT ON  
BROWNFIELD LAND**



**90% OF FEEDBACK  
SAID THEY FELT  
THE SCHEME WAS OF  
ARCHITECTURAL  
INTEREST**



**92% OF FEEDBACK  
FELT THE AFFORDABLE  
RENT WOULD  
ATTRACT STUDENTS  
CURRENTLY LIVING  
IN HOUSES OF  
MULTIPLE OCCUPATION**

### Deliverable

The developer owns the site, has the funds available, has undertaken detailed design and has the delivery team in place. Demolition orders are negotiated and works are ready to start. This is not a scheme that is being speculatively taken through planning, the client is 100% focused on building this out.

### Masterplan

The site creates a catalyst for change across a wider tranches of brownfield land between it's boundary and Asda. This will bring a new vibrancy to the site.

### University Support

The University have submitted a supporting letter with this application and see this as a key project in their short to medium term student bed delivery programme.

### Parking and Transport

Gives the surgery much improved parking provision, 52 spaces, in an area that is easily accessed for patients across their catchment area. Furthermore the transport links to the site are excellent.

The location is ideal for students because it is an easy cycle or walk to the campus. There will also be 14 parking spaces for students.

Across the wider site there is parking for a further 260 parking spaces.

### Planning

There are no technical planning reasons to turn this application down. Members can use their power to effect positive economic, environmental and social change by granting planning permission for this mixed use scheme which has overwhelming local support and which would regenerate this part of Cornwall, protecting and creating jobs, all leading to prosperity.





**Affordable:  
cost-effective,  
high quality,  
energy efficient  
homes.**



**Regeneration:  
transforming a  
tired landscape  
to create fresh  
opportunities.**



**Community:  
bringing people  
together to  
study, work,  
rest and play.**

