



Saltash Town Council

Konsel An Dre Essa



The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX
Telephone: 01752 844846
www.saltash.gov.uk

15 July 2026

Dear Councillor

I write to summon you to the **Meeting of the Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 21st July 2026 at 6.30 pm.**

The meeting is open to members of the public and press. Members of the public wishing to speak about a planning application should register either by email to enquiries@saltash.gov.uk or via The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX, **no later than three working days before the meeting** where the application will be considered.

Please note if Councillors have any questions on the business to be transacted at this meeting the Clerk must be notified **no later than 12 noon the day before the meeting.**

Planning applications can be viewed by Members of the Council prior to the meeting on the Cornwall Council's website www.cornwall.gov.uk. Members of the public may view planning applications online during normal working hours of 9:30 a.m. to 4:30p.m. at the Saltash Library Hub.

Yours sincerely,

PP S Burrows
Town Clerk / RFO

To:

Essa	Tamar	Trematon
A Ashburn R Bickford R Bullock L Mortimore P Samuels Vacancy	S Gillies M Johns S Martin P Nowlan (Vice-Chairman) J Peggs J Suter	S Miller B Samuels (Chairman) B Stoyel Vacancy



Agenda

1. Civility and Respect Pledge Reminder.
The Town Council has adopted the Civility and Respect Pledge. Members are reminded of their obligations under the Code of Conduct. Debate is to be respectful, focused on the issues, and conducted in accordance with the Code of Conduct.
2. Health and Safety Announcements.
3. Apologies.
4. Declarations of Interest:
 - a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.
 - b. The Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.
5. Public Questions - A 15-minute period when members of the public may speak about a planning application.

Please note: Any member of the public requiring to speak about a planning application should register by email **no later than three working days before the meeting** where the application will be considered.

Members of the public are advised to review the Receiving Public Questions, Representations and Evidence at Meetings document prior to attending the meeting.
6. To receive and approve the minutes from the Planning and Licensing Committee held on 16 June 2026 as a true and correct record. (Pages 5 - 8)
7. To consider Risk Management reports as may be received.
8. To review the Planning and Licensing Business Plan Deliverables and consider any actions and associated expenditure; (Pages 9 - 10)
9. To receive a report on the Neighbourhood Planning Review and consider any actions and associated expenditure. (Pages 11 - 14)
10. To receive and note a presentation from Bloor Homes.

11. Planning:
a. Applications for consideration:

PA26/03951

Wildstone Estates Limited - **Londis Esso Tamar Callington Road Saltash PL12 6LF**

Advertisement consent for 1no. single-sided D6 display

Ward: Tamar

Date received: 22 June 2026

Response date: Extended to 22 July 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TGD1CXFGH8E00>

PA26/03775

Mr James Artingstall Bloor Homes Exeter Limited - **Land At Phase 3 Treledan Broadmoor Farm Stoketon Saltash PL12 6PQ**

Application for the discharge of a planning obligation dated 13th October 2017 in relation to application PA14/02447 contained within Schedule 11, Para 1 of the Section 106 Legal Agreement. This application relates only to Phase 3 of the Treledan Development

Ward: Trematon

Date received: 22 June 2026

Response date: Extended to 22 July 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TG0HFYFG1V600>

PA26/03554

Dr Will McMullan South Moor Ltd - **Burley Court Pillmere Drive Saltash Cornwall PL12 6FH**

Change of use application to convert the entire premises (Units 1 and 1A) into a single veterinary practice (Use Class E), including reclassification of the existing B8 garage/store area.

Ward: Tamar

Date received: 17 June 2026

Response date: Extended to 22 July 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TFG63BFGJF900>

PA26/03272

Mr B Ruby – **Tremabyn Duck Lane Trematon Cornwall PL12 4RT**

Extension to existing building to provide workshop and store.

Ward: Trematon

Date received: 25 June 2026

Response date: Extended to 22 July 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TEZ90XFG1>

OU00

b. Tree applications:

None received

c. Tree notifications:

PA26/04636

Rebecca Pearce Forder Creek Community Conservation Association – **Land Pt Os 3200 Forder Cornwall PL12 4QS**

Works to trees in a Conservation Area, namely; 1) T1 Oak - removal of large hanging branch from upper canopy. Retaining the tree with zero damage to existing cambium through best practice rope access. 2) T2 Cherry tree - Fell cherry. 3) T3 Ash - Fell dead ash. Crown raise various lower branches along the green to a height of 12 ft to allow marquees to be erected. Trees are a mix of hazel, ash and sycamore. The client has requested I complete this work before the 5th of August as they have a village fete taking place on the green.

Ward: Trematon

Date received: 13 July 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=THLEKEFGKJA00>

12. Consideration of licence applications:

None received.

13. Public Bodies (Admission to Meetings) Act 1960:

To resolve that pursuant to Section 1(2) of the Public Bodies (Admission to meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

14. To consider any items referred from the main part of the agenda.

15. Public Bodies (Admission to Meetings) Act 1960:

To resolve that the public and press be re-admitted to the meeting.

16. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 18 August 2026 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 16th June 2026 at 6.30 pm

PRESENT: Councillors: A Ashburn, R Bullock, M Johns, S Miller, P Nowlan (Vice-Chairman), J Peggs, B Samuels (Chairman), P Samuels and B Stoyel.

ALSO PRESENT: 1 Member of the Public, D Joyce (Office Manager / Assistant to the Town Clerk) and E Lowton-Smith (Planning and General Administrator).

APOLOGIES: R Bickford, J Brady, S Gillies, L Mortimore and J Suter.

32/26/27 CIVILITY AND RESPECT PLEDGE REMINDER.

The Chairman reminded Members that the Town Council has adopted the Civility and Respect Pledge.

Members were reminded of their obligations under the Code of Conduct. Debate is to be respectful, focused on the issues, and conducted in accordance with the Code of Conduct.

33/26/27 HEALTH AND SAFETY ANNOUNCEMENTS.

The Chairman informed those present of the actions required in the event of a fire or emergency.

34/26/27 DECLARATIONS OF INTEREST:

a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.

None received.

b. The Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.

None received.

35/26/27 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None received.

36/26/27 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 19 MAY 2026 AS A TRUE AND CORRECT RECORD.

Please see a copy of the minutes on the STC website or request to see a copy at the Guildhall.

Following a vote (8 in favour, 0 against, 1 abstention), it was proposed by Councillor B Samuels, seconded by Councillor Nowlan and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 19 May 2026 were confirmed as a true and correct record.

37/26/27 TO REVIEW THE PLANNING AND LICENSING BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE;

The Chairman discussed adding the review of the neighbourhood plan to commence with the appointed contractor as an additional item, as initial meetings are to commence Friday 20 June 2026.

Following a unanimous vote, it was proposed by Councillor B Samuels, seconded by Councillor Johns and **RESOLVED** to note the Planning and Licensing Business Plan Deliverables, adding the additional item (as attached).

38/26/27 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

39/26/27 PLANNING:

a. Applications for consideration:

PA26/03249

Mr and Mrs Gordon-Brown – 7 Coombe Road St Stephens Saltash
Cornwall PL12 4ER

Proposed extension to existing kitchen on front elevation

Ward: Essa

Date received: 18 May 2026

Following a unanimous vote, it was proposed by Councillor Bullock, seconded by Councillor Nowlan it was resolved to **RECOMMEND APPROVAL**.

PA26/01290

Mr Dale Lyndon Brett – 67 Fore Street Saltash Cornwall PL12 6AJ
Change of use for 2 upper floors to become residential (3 bedroom maisonette), lower floor remains commercial

Ward: Essa

Date received: 29 May 2026

Following a unanimous vote, it was proposed by Councillor P Samuels, seconded by Councillor Peggs and resolved to **RECOMMEND APPROVAL**.

PA26/03107

Mr D Harrison – 127 Old Ferry Road Saltash Cornwall PL12 6BL
Non-material amendment to decision notice PA23/06306 dated 15/04/2024 for the revision of the drainage scheme.

Ward: Essa

Date received: 5 June 2026

Following a vote (6 in favour, 3 against, 0 abstentions), it was proposed by Councillor Miller, seconded by Councillor Ashburn and resolved to **RECOMMEND REFUSAL** on the basis that it does not comply with the original application, particularly in light of the drainage issues that were identified at the time of its initial approval.

b. Tree applications:

None received.

c. Tree notifications:

None received.

40/26/27 CONSIDERATION OF LICENCE APPLICATIONS:

None received.

41/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

To resolve that Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

42/26/27 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

43/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

To resolve that the public and press be re-admitted to the meeting.

44/26/27 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 21 July 2026 at 6.30 pm

Rising at: 6.47 pm

Signed: _____
Chairman

Dated: _____

To review the Planning and Licensing Business Plan Deliverables and consider any actions and associated expenditure.

Report to:

Planning and Licensing Committee

Date of Report:

23.06.26

Officer Writing the Report:

Planning and General Administrator

Purpose of the report:

To review the Planning and Licensing Business Plan Deliverables.

Officer's Recommendations

To review and note.

Report Summary

To review and note the Committee's achievements over the past month and provide feedback or input as appropriate.

Signature of Officer:

Planning and General Administrator

What we will deliver	Lead Officer	Resources	Ongoing	Year	What we achieved	Completed	Already do
Continue working in partnership with Cornwall Council and keystakeholders to reach the right outcome for Saltash All Councillors to attend planning training annually to keep up to date with current and national planning and licensing laws and local plan policies	Office Manager / Planning and General Administrator			1	Continuing to engage and correspond with Treledan developers. Contacted regarding school provisions, grit bins and noticeboards. Subject to their approval, Treledan are happy for Saltash Town Council to send across the details of having a notice board installed. Contacted Cornwall Council regarding school provisions. Reviewed Councillors planning training and registered Saltash Town Council's interest in planning training sessions with CALC. Emailed Councillors details of Aprils Neighbourhood Priority Statement training event delivered by Cornwall Council. Councillor Nowlan to attend Planning Enforcement and Appeals Training in July with CALC. Designation Letter sent to Cornwall Council to produce a Neighbourhood Priority Statement that will feed in to Cornwall Councils Local Plan. Review of the neighbourhood plan to commence with the appointed contractor, as initial meetings are to commence Friday 20 June 2026. Councillors Ashburn, Bickford, Bullock, Miller, Nowlan, B Samuels, P Samuels, Suter and Stoyel attended Session 1 Workshop for the Settlement Spatial Plan on 13 July 2026. Work is underway by the Officers and Steering Group to identify stakeholder enagement for session 2 to be held in September.		
Continue to strengthen the Town Council's role in the planning process working with key stakeholders Councillors and staff to attend training when available and provided by Cornwall Council and CALC on the National Planning and Policy Framework	Office Manager / Planning and General Administrator			1	Advice sought from CALC on pre-applications to ensure correct procedure is followed. Received presentation from Brunel Recycling regarding pre-application. Followed up on attending an Open Day. Continuing to work with Community Link Officers on the Community Highways Improvemnent Programme. A working group has been established to review the proposed sale of Burraton Field and to write to Cornwall Council to express concerns regarding the lack of transparency throughout the process. Discussions with consultants to arrange a guest speaker for April's P&L committee, supporting early engagement on pre-application matters. Proactively gathered information on Neighbourhood Priority Statements through discussions with Cornwall Council and the Neighbourhood Plan Team, strengthening the Town Council's understanding and future planning approach. Reviewed planning paperwork following a decision and identified that an informed landscape assessment had been included in the application. The Chairman was notified to ensure transparency and to strengthen our working relationship with the stakeholder. Planning Administrator and Office Manager/Assistant to the Town Clerk attended Cornwall Councils NPS training event. Planning Administrator and Office Manager/Assistant to the Town Clerk attended Cornwall Councils Month 2 Training - Understanding Data, Early Engagement, Analysing Responses for the Neighbourhood Priority Statement on 1 July 2026.		

To receive a report on the Neighbourhood Plan Review and consider any actions and associated expenditure

Report to:

Planning and Licensing

Date of Report:

10 July 2026

Officer Writing the Report:

Office Manager / Assistant to the Town Clerk

Purpose of the report:

The Neighbourhood Plan Steering Group and Office Manager / Assistant to the Town Clerk to provide regular updates on the Settlement Spatial Plan project and Neighbourhood Priority Statement.

Pursuant Minute:

P&L held on 19.5.26 Minute 21/26/27.

Officer's Recommendations

To note.

Report Summary

Settlement Spatial Plan (SSP)

ONH has now been formally appointed as the Council's consultant for the Settlement Spatial Plan (SSP), and work has commenced on the development of future growth and development scenarios for Saltash.

On 13 July 2026, members of the Steering Group, together with other interested Members, met with ONH to discuss the SSP process and its objectives. As part of the visit, ONH's Managing Director, Neil Homer, and Cllr Nowlan undertook a tour of Saltash to provide context on existing development, proposed growth areas, infrastructure constraints and the town's overall functionality.

Discussions focused on the key challenges and opportunities facing Saltash, including infrastructure provision, development pressures, community priorities, the town's relationship with the City of Plymouth, and the opportunities and constraints arising from Saltash's unique position on the River Tamar and within the wider Tamar Valley landscape.

ONH will now use this information to prepare a series of draft scenarios for consideration. A further stakeholder and Member workshop is planned for September, where the draft scenarios will be presented for discussion and review.

To support future consultation and public engagement activities, a review of the Council's website provision was undertaken. This identified that the existing Town Council website does not provide the functionality required to effectively host project information, consultation materials and interactive engagement opportunities throughout the SSP process.

As a result, ONH has been commissioned to develop a dedicated SSP website, linked to the Town Council's website, to provide a clear and accessible platform for project information and public consultation. Delegated authority had previously been granted to the Office Manager to utilise available project funds for public engagement activities, and the website proposal falls within the approved budget provision.

The Neighbourhood Planning Steering Group supported this approach, recognising the importance of providing residents with easy access to project information and opportunities to engage with the process.

The dedicated website will incorporate local photographs, videos, Council branding and project materials where available. During development, content will remain password protected, allowing the Council to review and approve information prior to publication.

The website will play a key role in supporting future consultation activities and ensuring residents can remain informed and engaged as the SSP progresses.

Neighbourhood Priority Statement (NPS)

The Administration Team has attended the initial training sessions within Cornwall Council's programme of engagement for the Neighbourhood Priority Statement (NPS). These monthly sessions cover a range of topics and provide valuable opportunities to share information, discuss best practice, and address issues arising throughout the NPS process.

The most recent session focused on evidence gathering, community engagement, and consultation requirements for the development of the NPS. Cornwall Council has provided Saltash Town Council with a local data profile containing key demographic, housing, economic and transport information to help inform the process.

The Town Council is working closely with the appointed consultants ONH and other stakeholders to ensure that evidence gathered through the SSP supports the development of the NPS.

A key element of community engagement will be Cornwall Council's Let's Talk Survey, which seeks feedback on topics including housing, local facilities, transport and community priorities. Cornwall Council will analyse the survey responses and provide reports to support preparation of the NPS.

The Town Council intends to undertake additional engagement activities to gather information for the SSP, which will in turn help inform the NPS.

The training also highlighted the importance of broader community engagement, including public meetings, community events, newsletters, posters, noticeboards and informal discussions. Councils are expected to demonstrate engagement not only with residents, but also with local businesses and those who work within the area. These principles will be embedded within the Town Council's approach to consultation through both the SSP and NPS processes.

A Consultation Statement will be required as part of the NPS submission. This will need to demonstrate how consultation was undertaken, summarise the feedback received, explain how comments were considered, and identify any changes made as a result. Consultation evidence older than three years should not be relied upon, and any differences between community feedback and the available evidence base must be clearly documented. In addition, the draft NPS will be subject to a statutory minimum six-week public consultation period.

The NPS programme is scheduled to continue until February 2027, with Cornwall Council providing ongoing guidance, templates, stakeholder information and additional evidence sources throughout the process. Councils are encouraged to make use of available datasets, including housing needs surveys, flood risk information, transport plans, conservation area appraisals and landscape character assessments.

Further training sessions are scheduled throughout the programme. The Office Manager and Planning and General Administrator will continue to attend these sessions and provide updates to Members as appropriate.

To ensure a coordinated approach, officers are currently developing a combined project timeline for both the SSP and the NPS. This will help align consultation activities, evidence gathering, key milestones and submission deadlines across both projects.

Next Steps:

- Completion of draft SSP growth scenarios by ONH.
- Member and stakeholder workshop in September 2026.
- Launch of the dedicated SSP website - date to be confirmed.
- Roll-out of community engagement activities October 2027.

The SSP and NPS will provide an important evidence base to help shape future growth, infrastructure requirements and planning priorities for Saltash. Officers will continue to work closely with ONH, Cornwall Council and stakeholders to ensure both projects progress in accordance with the agreed timetable.

Budgets

Budget Codes:

6275 PF EMF Neighbourhood Plan

Budget Availability:

£22,962.00

Committed Spend:

£15,050.00

Remaining Balance:

£7,912.00

Signature of Officer:

Office Manager / Assistant to the Town Clerk

Saltash Town Council Meeting

Treledan Phase 4

21st July 2026

Agenda

- Introductions and Who We Are
- Planning Background
- Phase 4 Full Planning Application
- WL1, WL2, and WL3
- Community Engagement and Feedback
- Next Steps

Introduction – Bloor Team

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James Artingstall

Planning Manager
Bloor Homes Exeter



John Drewett

Design and Technical Director
Bloor Homes Exeter



bloorhomes.com

BLOOR HOMES

Who Are We...

The Bloor Homes logo, featuring the company name in a white, sans-serif font with a registered trademark symbol, set against a dark blue rectangular background.

Family-run Nationwide Privately Owned UK
Housebuilder

Focus first and foremost on build quality and
industry leading customer satisfaction

Homeowners have for the seventh-year
running rated us 5 stars, as recognised by the
HBF

Exeter Office

Quality

Honesty

Integrity

Commitment

Modesty

The logo for the Home Builders Federation (HBF), consisting of the letters 'HBF' in a large, bold, serif font, with 'Home Builders Federation' in a smaller, sans-serif font to the right.

Customer Satisfaction 2025



Planning Background

Progress so far

- Hybrid – outline permission granted in 2017 for up to 1000 new homes, a care home, employment land, neighbourhood centre, public open space, education facilities
- Eastern Access Complete (Phase 0A) – the new roundabout on the A388 is now fully operational
- Phase 1 Reserved Matters – 387 homes approved 2021 and Barratt Homes are well underway with their delivery
- Phase 2A Reserved Matters – 326 homes approved in 2024, and we are on site to deliver these now
- Western Access Works (Phase 0B) – technical approval has been granted for a new roundabout at Stoketon Cross on the A38 which is currently under construction and scheduled to be completed in Autumn 2026
- Phase 3 Reserved Matters – 287 homes approved in

What's happening now

We are now preparing detailed plans for the next phase of the Treledan new community:

- Phase 4 Full Planning Application – 156 new homes
- Phase 2B Reserved Matters – 34,500sqm of sports provision, delivered prior to 60% occupation of the original consent, we remain engaged in discussions with Cornwall Council regarding these proposals, a meeting is scheduled w/c 27th July



Approved Phasing Plan

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- LEGEND**
- Site Boundary
 - Phase 0A Infrastructure / Landscape / Associated Open Space
 - 50m Flexible Zone for underground services & temporary access/service route
 - Phase 0B Infrastructure
 - Phase 0B Landscape / Associated Open Space
 - Phase 1 Developed Area
 - Phase 2A Developed Area
 - Phase 2A Associated Open Space
 - Phase 2B Sports Pitches
 - Phase 3 Developed Area
 - Phase 3 Associated Open Space
 - Phase Employment Commercial Phase
 - Phase Employment Commercial Associated Landscape / Open Space
 - Primary School Phase
 - Future Development Phase

EXISTING LINKS

- Existing Footpath (PRow - 636/7/1 & 636/7/2)
- Existing Bridleways (PRow - 636/8/1 & 636/8/2)

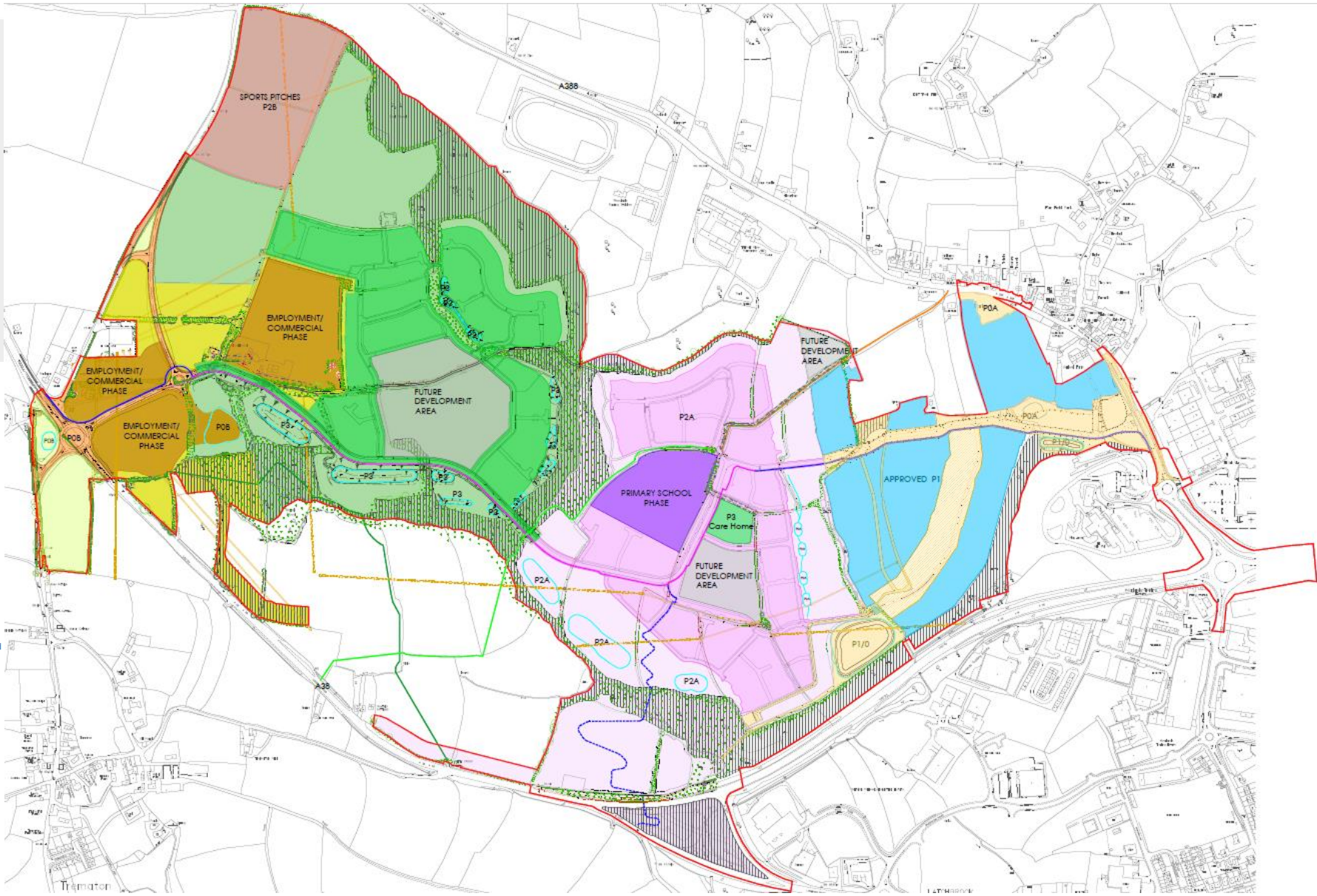
PROPOSED LINKS

- Proposed Cycleway / Footpath Temporary route. (Delivered at 431st occupation) Route to be a part of permanent infrastructure strategy
- Proposed Shared Footpath & Cycleway s part of spine road
- Proposed Shared Footpath & Cycleway connection. (Delivered before 700th occupation)

Retained Greenway along Dirty Lane (Public access)

OTHER

- SuDS Drainage delivered by phase.



bloorhomes.com

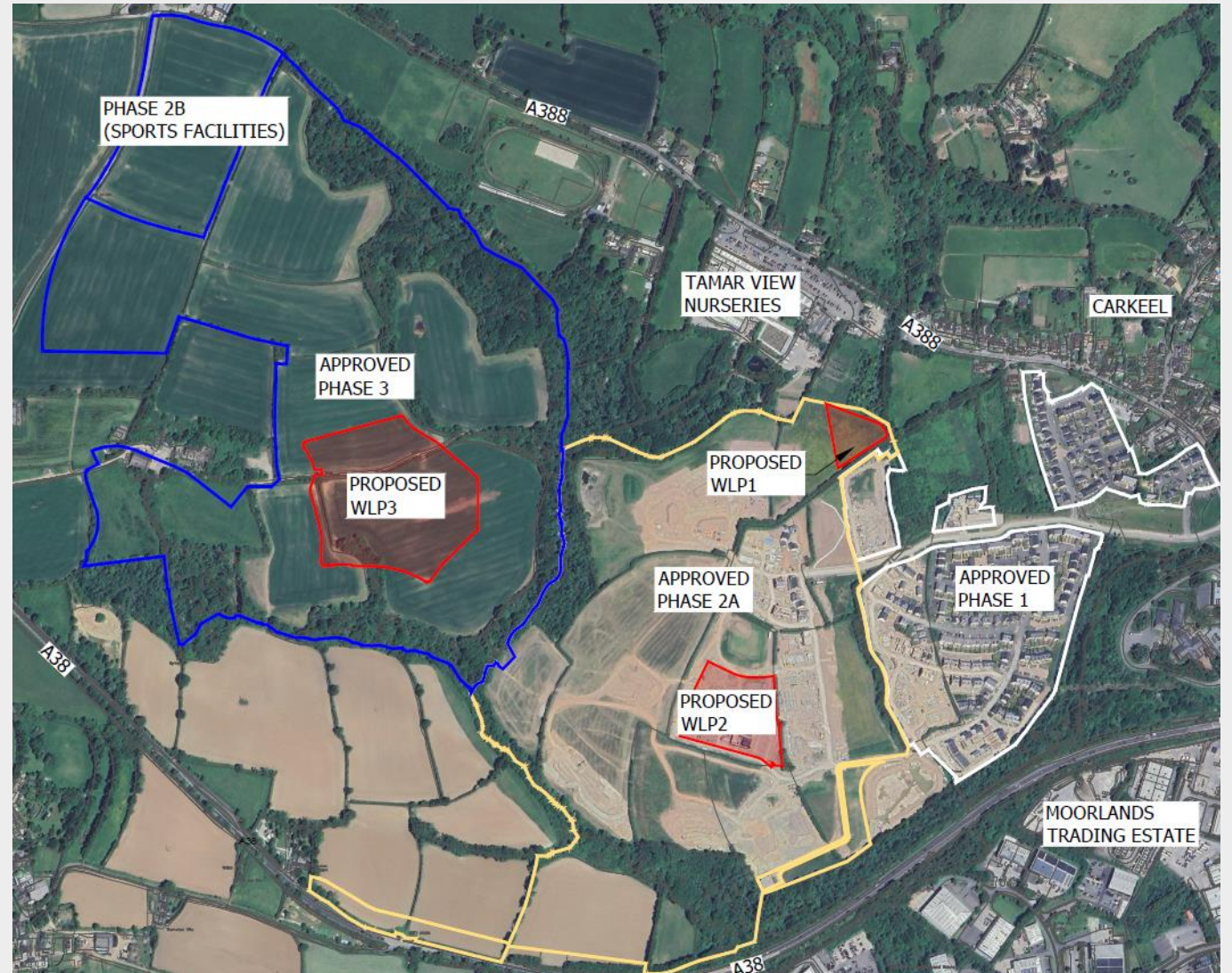


Phase 4 Area

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These proposals relate to areas of vacant, surplus “white land” located within the already consented Treledan masterplan area

- The Parameter Plans approved as part of the original planning permission always identified these areas of land as being suitable for residential development
- The Phase 4 full planning application comprises a total of 3 separate parcels of land (WLP1, WLP2, and WLP3) to deliver a total of 156 new homes (1-4 bed)



Landscape Setting

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Site WL3

A38

Site WL2

Treledan Development



Photo Viewpoint 13: View north from the A38 and close to a PRow (636/7/1)



bloorhomes.com

BLOOR HOMES

Why is this development needed?

- Cornwall Council are currently unable to demonstrate a five-year supply of housing. The latest published position is 3.9 years
- The new Cornwall Local Plan is not scheduled to be adopted until the end of 2028 at the earliest according to the latest timetable published by the Council. There is no plan or solution currently in place to address immediate housing need and identify suitable sites
- The surplus land that sits within the Treledan allocation (approx. 1000) represents a logical and sustainable opportunity to help meet this housing need without having to explore land on speculative greenfield sites outside the settlement boundaries



Project Timeline

- April 2026 – Initial notification provided to key stakeholders
- May 2026 – Email invitation sent to Town Council and Ward Members to visit Bloor Homes Sales Arena to discuss Phase 4
- June 2026 – Initial pre-application meeting held with Cornwall Council
- June 2026 – Invitations to attend the Phase 4 public exhibition issued to key stakeholders and 1,443 homes in Saltash
- June 2026 – Completion of Planning Performance Agreement with Cornwall Council
- June 2026 – Public exhibition held at Saltash Wesley Methodist Church and meeting with Ward Members at Bloor Sales Arena
- July 2026 – Presentation to Saltash Town Council
- August 2026 – Submission of Phase 4 full planning application to Cornwall Council


28th April 2026

Initial notification provided to key stakeholders


28th May 2026

Email invitation sent to Town Council and Ward Members to visit Bloor Homes Sales Arena to discuss Phase 4


1st June 2026

Initial pre-application meeting held with Cornwall Council


10th June 2026

Invitations to attend the Phase 4 public exhibition issued to key stakeholders and 1,443 homes in Saltash


15th June 2026

Completion of Planning Performance Agreement with Cornwall Council


24th June 2026

Public exhibition held at Saltash Wesley Methodist Church and meeting with Ward Members at Bloor Sales Arena


21st July 2026

Presentation to Saltash Town Council


August 2026

Submission of Phase 4 full planning application to Cornwall Council

WL1 Proposals

- An area of land dedicated entirely to landscape and biodiversity enhancement to achieve 10% biodiversity net gain
- Cornwall Council's Climate Emergency DPD contains a policy (G3) that requires all major developments to provide at least 15% tree canopy coverage across the site



WL2 Proposals

Located within the approved Phase 2A area of Treledan, WL2 is proposed to deliver 47 new homes, including both private (34) and affordable housing (13)

- The parcel sits alongside Treledan Way and south of the reserved care home site, allowing it to connect into the surrounding neighbourhood and existing movement network



WL3 Proposals

Located within the approved Phase 3 area, WL3 is proposed to deliver approximately 109 new homes, including a mix of private (79) and affordable housing (30)

- The parcel sites around existing landscape features and incorporates areas of open space, whilst maintaining connections to the wider walking/cycling network





Community Engagement – Leaflet



- To the left is the area the leaflet was sent to, which included 1,443 homes
- The leaflets were recorded as delivered on the 10th June 2026



bloorhomes.com

BLOOR HOMES



Invitation to our public exhibition

Proposed new homes at Treledan, Saltash

We would like to invite you to view our emerging proposals for approximately 156 new homes at Treledan, Saltash. The proposals relate to areas of vacant surplus land, located within the consented Phase 2A and Phase 3 areas of the wider Treledan development. The proposals also include a small area of landscaping and tree planting for biodiversity enhancements within the north-eastern corner of Phase 2A.

The plans are currently at an early stage, and we would welcome your views on the emerging proposals before we submit a planning application to Cornwall Council.

Please drop in and speak to us:

Wednesday 24th June 2026 | 3.30pm – 7pm

Saltash Wesley Methodist Church, Callington Road, Saltash, PL12 6LA

What if I can't make the event?

If you are unable to attend the exhibition in person, the consultation materials will also be available online, where you will be able to view the proposals and provide feedback.

bloorhomesexeter.com

Please note the online consultation will go live on **Wednesday 24th June**



SCAN ME

Community Engagement – Website

- To ensure the consultation was inclusive and accessible to all members of the community, a dedicated project website was launched
- This can be found at: <https://bloorhomesexeter.com/treledan-new-homes>
- The website hosted all the exhibition materials and informational content presented at the in-person exhibition, ensuring that online visitors had access to the same information as those who attended the physical event
- 15 feedback forms have been received through the online exhibition website



TRELEDAN NEW HOMES SALTASH, CORNWALL

Public Consultation

Welcome

Why is this development needed?

The story of Treledan

Sustainability

What are we proposing?

Community Benefits

Landscape and Biodiversity

Sustainable and well connected

Next steps

Feedback

Welcome

Bloor Homes is preparing a full planning application for approximately 156 new homes on land within the wider Treledan development at Saltash.

The proposals relate to areas of vacant "white land" located within the approved Treledan masterplan area. These sites sit at the heart of the wider development and were always identified as land capable of accommodating future development as part of the urban extension.

We are sharing our emerging proposals with the local community before submitting a planning application to Cornwall Council.



Our Proposals Include:

- Approximately 156 new homes
- Affordable housing
- New landscaping and biodiversity enhancements
- Public open space and tree planting
- Connections into the approved Treledan infrastructure
- Support for wider community facilities, including sports pitches

Have Your Say

Your **feedback** is important and will help shape the proposals before they are finalised.

Community Engagement – Public Exhibition

- Held on Wednesday 24th June 2026, 3.30 – 7.00pm at Saltash Wesley Methodist Church
- The exhibition was attended by 18 people. No feedback forms were received; however, one comment card was submitted
- Overall, the consultation process has helped identify the matters of greatest interest to respondents. These included the scale of development, local infrastructure, traffic and access, housing affordability, drainage and connectivity
- The feedback received has helped inform the application submission and ensure that the matters raised by the local community have been considered



Affordable Housing

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This to be secured via a s106 legal agreement with Cornwall Council as part of a full planning application

- The proposed affordable housing mix has been agreed with the Cornwall Council affordable housing team
- 43 homes in Phase 4, comprising 27.5% of all homes are to be provided as affordable housing
- The proposed tenure split is 26 homes as affordable rent (60%), and 17 homes will be shared ownership (40%)
- All affordable homes will be built in accordance with nationally described space standards (NDSS)
- These homes will be built tenure blind to the Bloor Homes standard and then transferred to a Registered Provider to address local housing need



TENURE	PROPERTY TYPE	TOTAL
Affordable rent	1 bed/ 2 person flat	6
	2 bed/ 4 person dwelling	10
	3 bed/ 5 person dwelling	8
	4 bed/ 5 person dwelling	2
Shared ownership	2 bed/ 3 person dwelling	8
	3 bed/ 5 person dwelling	9
TOTAL		43



Thank you
for your time

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Any questions