

Submission of Questions, Representations and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **no later than 12 noon the day before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Name: Peter Gain	Date of submission: 16 April 2026
Are you attending the meeting in person to ask your question: No	
If your question relates to a Planning or Licensing Application, please confirm the application number, name, address and whether you support or object: Latchbrook Farm Outline Planning Application	
Question: We have the following question: <ol style="list-style-type: none">1. Who will pay for the landscaping and ongoing maintaining of the greenspace proposed in the development. Will this be at the expense of the Saltash Council? Whilst it looks beautiful on plan, if it is not properly maintained or never implemented, this could leave the residents with an unsightly mess.2. With the 1000 new homes being built at Treledan and then 300 new homes in this development, which could account for up to 5000 new residents in Saltash, how will existing services cope? e.g. Medical, GP, Schools, Recreation space, Roads, Waste and Sewerage. Is there a study that has been done on what the impact of these two developments will be to the existing community? The Treledan proposal was supposed to deliver a school and GP practice, and we would like to know under which conditions these would be provided. If this is not to be expected and further housing is being built we as a community have concerns about the wellbeing of the existing residents as well as the new ones who will arrive. If on the other hand, the Treledan development cannot complete its construction of the houses it has permission for, why is the council considering more housing?3. We would like to know what the expected sales price point of the new properties will be. Will they be similar to what is offered in Treledan or higher or lower pricing?4. The pedestrian access proposed in the North West Corner of the development would allow for pedestrians to enter into a narrow country lane that has cars exiting the A38. This lane is not wide enough for two cars to pass easily, let alone to have pedestrians on it. We believe this would be a dangerous access point.5. Can we get an undertaking that there will be no further development west towards the village of Trematon? I believe that the council should show a commitment to maintain the rural, low density nature of the village of Trematon. Any further development closer to this village could damage the nature of the village and undermine the assets of those that live in the village.6. Is there an assurance that any housing provided by the council will firstly be for the benefit of local residents and not designed to attract or be used by other councils to relocate residents to Saltash?	

Representations and Evidence:

Add representations/evidence to support your question.