

Penn an Vre

'Hilltop'

Latchbrook Farm, Saltash

**Presentation to
Saltash Town
Council following
Public Consultation**

April 2026



Timescales

August 2025 – March 2026 – Formal Pre-Application Submission Made

Detailed technical scoping and assessments were submitted to the Cornwall Council as part of their new Ultimate Planning Performance Agreement covering:

- Planning and master planning;
- Landscape;
- Ecology, biodiversity and arboriculture;
- Heritage and archaeology;
- Drainage and flooding risk;
- Acoustics/noise; and
- Energy, sustainability and climate change.

An officer response was received in March 2026, concluding the Pre-Application stage.

October 2025 – Design Review Panel

An early version of the masterplan was presented to an independent panel for critique on placemaking, landscape, and movement.

6th November 2025 – Member Engagement Forum

First of two sessions involving Cornwall Council (including Ward Members and the Planning Portfolio Holder) to review the proposal's evolution and consultation plans.

November – December 2025 – EIA Screening Request

An EIA Screening Opinion request was submitted to Cornwall Council on behalf of the Applicant in November 2025, validated on 6th November 2025. The Council issued its Opinion on 5th December 2025, confirming that the Proposal was deemed to not constitute EIA Development.

Public Consultation Session – 3 Weeks from 17th November until 7th December

- Invitation leaflets were distributed to approximately 650 local addresses.
- A dedicated project website was launched to provide accessible information and a feedback portal.
- An exhibition held at Isambard House saw a high level of engagement, with over 200 attendees on 24 November 2025.

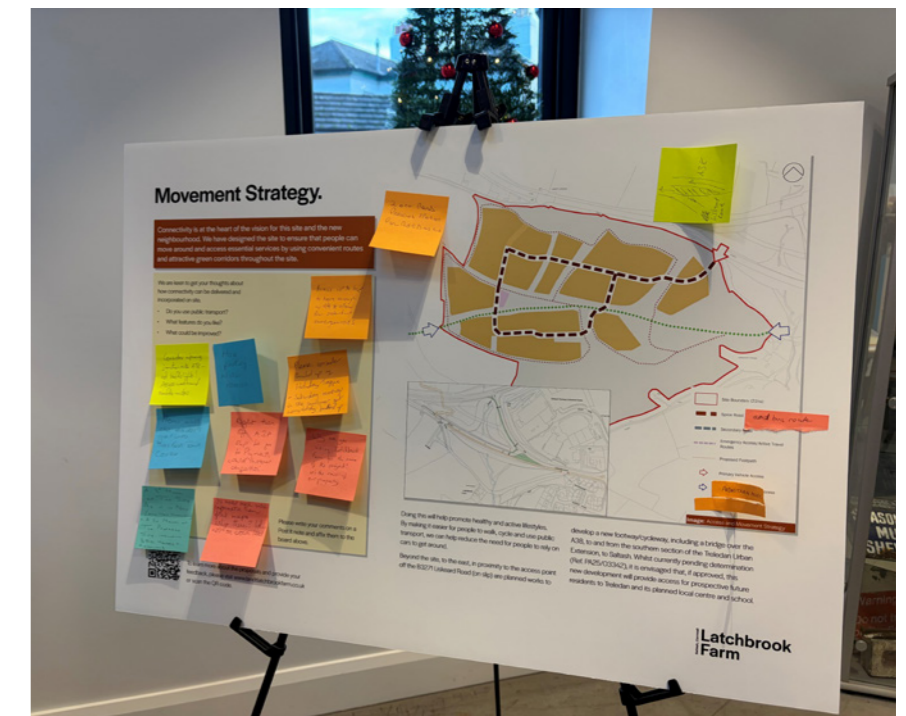
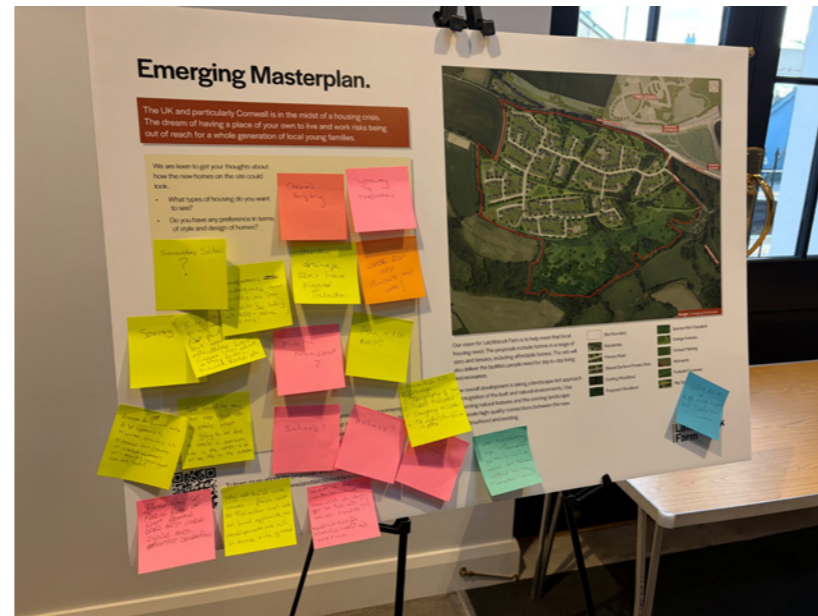
Response to Consultation Matters

Public Consultation – Response to Key Thematic Feedback

- **Transport & Access:** The supporting Transport Assessment looks at the impact of the new development on local roads and junctions, and identify any changes needed to keep traffic moving well. It will also focus on making travel more sustainable, including better bus access and improved walking and cycling links such as the new A38 footbridge.
- **Environment & Landscape:** The scheme also dedicates over half of the site to green infrastructure and public open space, while providing a broad mix of homes to support a range of local housing needs.
- **Affordability & Need:** The development commits to providing 30% affordable housing, which meets the standards for the Saltash area set by Cornwall Council.
- **Desired Amenities:** Strong support for meaningful green infrastructure, including parks, nature areas and community orchards.

Design Review Panel (DRP) – Response to Technical Recommendations

- **Placemaking:** The masterplan comprises four character areas that cover urban and landscaped areas. These have been covered in the following section.
- **Sustainability:** Adoption of a “whole-life carbon approach” was urged, specifically recommending layouts that minimise the high carbon cost of earthworks on steep sections of the site.
- **Movement:** It is intended that with the bus route onto the Site, the community hub building can look to operate as a mobility hub to provide sustainable travel options.



Engagement and Key Responses to Feedback

Response to Topography

Access Arrangements and Connections

Treledan - Saltash Active Travel Connection

Review of density

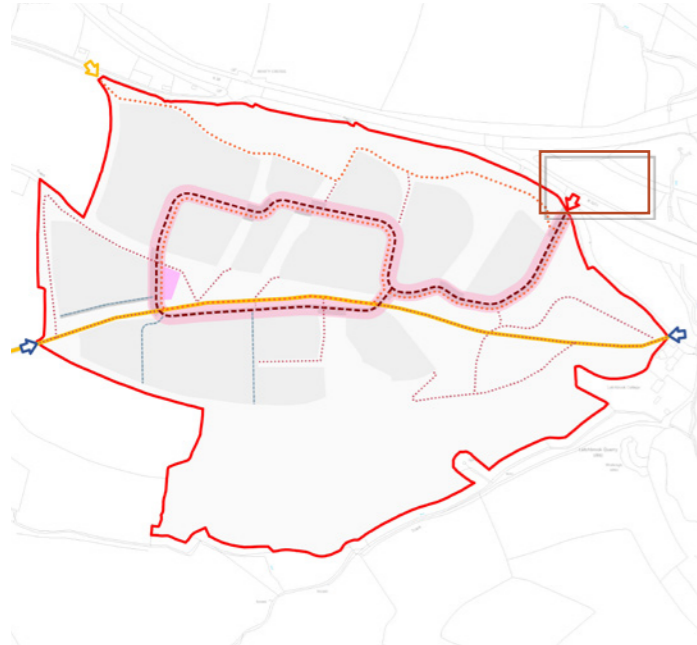
Landscape Sensitivity and Views

Community Focus

Site Identity and Cultural References

- 1. Single point of access connecting to B3271/ Liskeard Road.
- 2. Active travel connection to Broad Lane.
- 3. Potential for community building.
- 4. Latchbrook Green (featuring play and community kitchen gardens).
- 5. New habitat mosaic in biodiversity zone.
- 6. New Cornish hedgerow planting.
- 7. Existing vegetation.
- 8. Drainage features.
- 9. Existing Public Right of Way (PRoW).

Technical Design



Access and Movement

- Opportunity for Stagecoach South West to divert their existing number 2 bus service through the proposed development.
- Connection to 3.5m wide traffic-free pedestrian and cycle bridge over the A38 Liskeard Road.
- Site will be accessed of a single point of access on the B3271 Liskeard Road.
- The western extent of Latchbrook Lane stopped up with bollards to avoid through route for vehicles.
- A traffic-free pedestrian and cycle access will be promoted from Broad Lane to enable future onward connections to/from Saltash Town Centre and potential future northward connections to Treledan via a new overbridge.

Landscape and Biodiversity

- Green Infrastructure framework accounts for 11.98ha, 58% of the site area.
- The proposed landscaping meets the minimum 10% net gain BNG requirements and 15% canopy coverage.
- The proposed landscaping includes an enhance LEAP at the heart of the development, teenager provision, food growing opportunities and an orchard.
- Whity Cross Edge: Semi-natural landscape that builds on the existing boundary vegetation.
- Latchbrook Greens: Amenity greenspace at the heart of the development. To include community assets.
- Alderplot Park: Parkland inspired landscape divided into 'outdoor rooms' that contain community a variety of spaces.
- Alderplot Edge: Ecological zone comprising woodland edge mosaic.

Drainage

- Falls within the Saltash 'Critical Drainage Area' (CDA), approach send all runoff to the ground via infiltration basins.
- Provide a significant betterment to the existing site runoff rates, reducing the impact on the Latchbrook Leat.
- Low-risk flood area and passes national planning tests for safety.
- Sustainable Drainage Systems (SuDS) includes features like basins and swales to control rainwater in a SuDS train.
- Infiltration basin systems will also be used to hold water, increasing the water quantity held back on-site.
- Drainage features will be multi-functional also providing biodiversity and amenity benefits.

Urban Design and Placemaking

- Gateways: Formal entrances to the site define through key building and landscaping.
- Key Frontages and Building Lines: Key frontages and strong building lines will be used to define key corridors and frame nodal spaces
- Green Edges: irregular arrangement of dwelling will be used to soften the interface with the POS.
- Green Nodes: Pockets of greenspace to create interest and relief from the continuous built form.
- Views and Vistas: Create keys within the development as well as identifying opportunities to create and frame views to the surrounding landscape.
- Landscape Features: Key landscape features, including Cornish hedgerows and feature trees.



Pedestrian footpath link along Liskeard Road from Site access

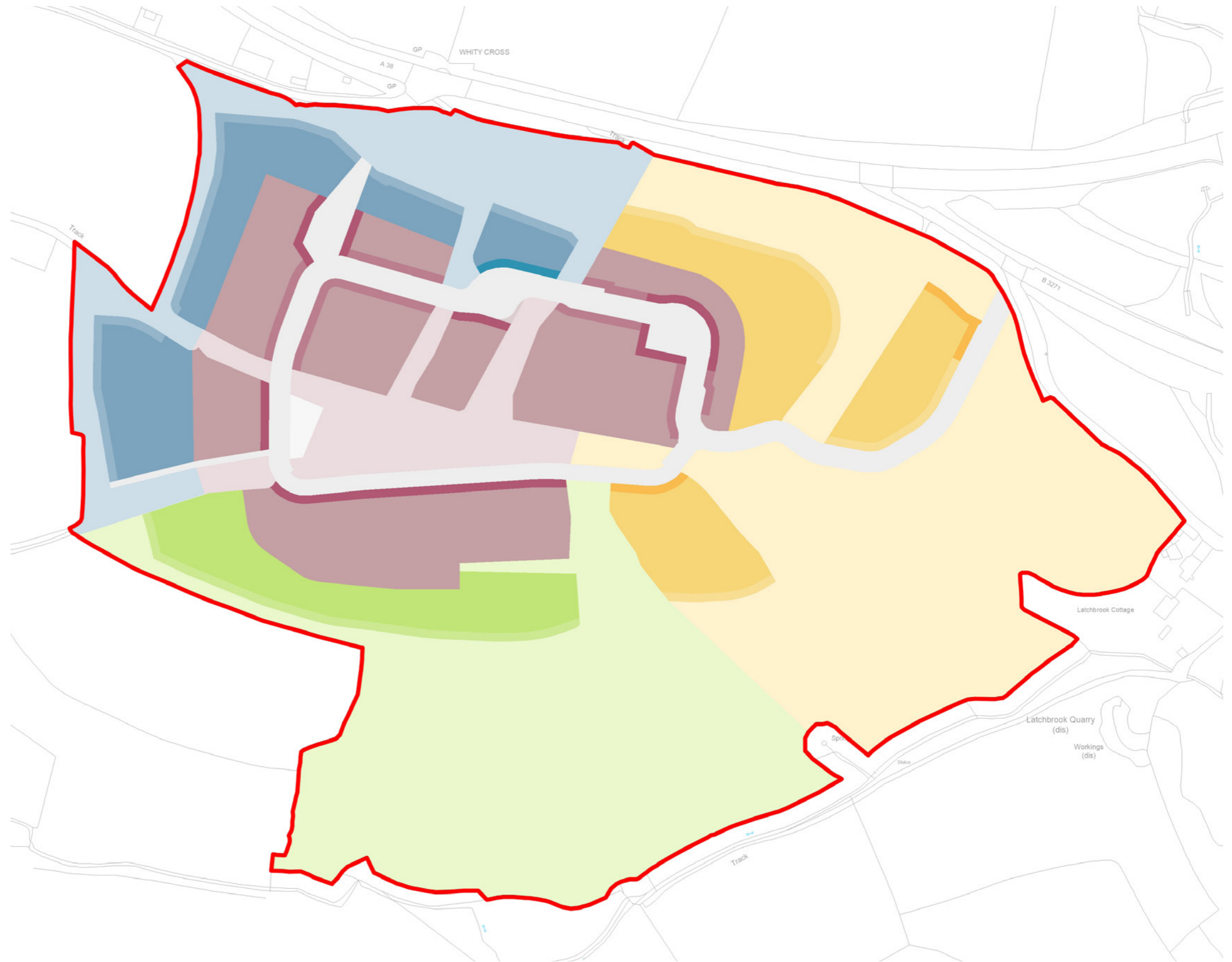
Defining Character

Latchbrook Edge: Development parcels and landscaped areas that respond to the local topography to create a 'tiered' effect, resulting in a layered roofscape and a softened appearance in views towards the Site.

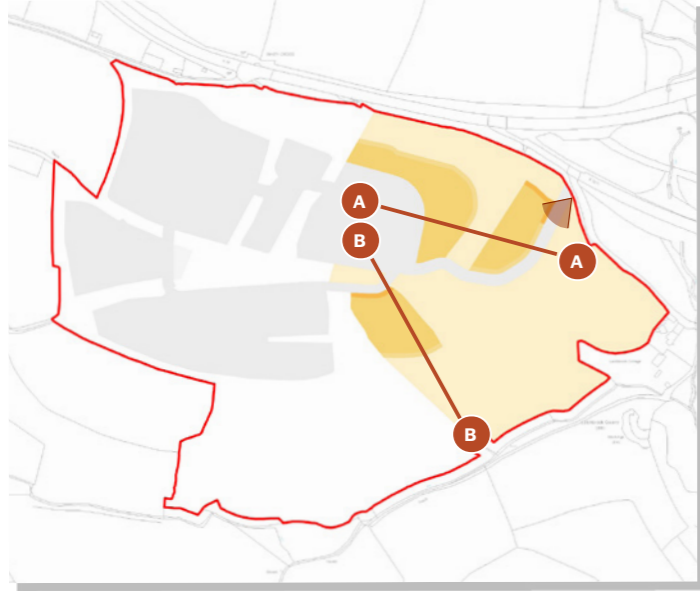
Whity Cross Edge: A linear character area wrapping the northern and western edges of the Site. This area will be largely defined by landscape proposals, which seek to create a sense of enclosure through enhancements to the existing mature vegetation along the Site's boundaries.

Latchbrook Green: The urban core of the community, characterised by higher-density development and a central green that creates a sense of being within an urban core. Latchbrook Green will accommodate many of the GI and community facilities, including the potential for a community centre, play provision, and community kitchen gardens comprising raised planters for local food growing.

Alderplot Bottom Views: An edge condition addressing the valley to the south. Alderplot Bottom Views also includes an eco-park that seeks to enhance the existing woodland within the valley corridor.



Latchbrook Edge

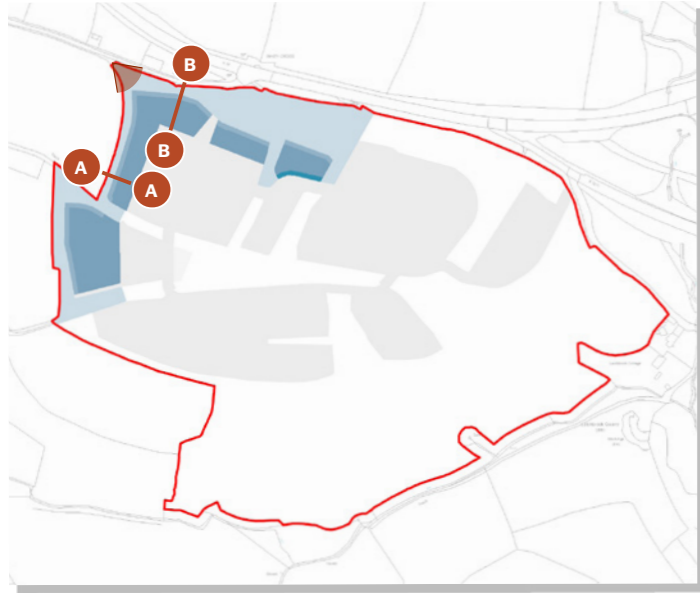


Key Principles

- Tiered development parcels that respond to the local topography, creating a layered roofline.
- Density to comprise predominantly medium-density housing, with some lower-density areas adjacent to POS;
- Formal gateway welcoming people to the Site and to establish a strong sense of arrival;
- To soften the appearance of development in wider views, the character area adopts a loose arrangement of dwellings.
- Semi-formal parkland area that offers opportunities for leisure and recreation, including key movement routes.



Whity Cross Edge



Key Principles

- Transition between built areas and the adjacent POS through a soft edge treatment and irregular layout;
- Density to comprise predominantly medium-density housing, with some lower-density areas adjacent to POS;
- Strong sense of arrival at the secondary non-vehicular access to Broad Lane; and
- Landscaping to incorporate tiered drainage features on the steeper ground to the north.



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Latchbrook Greens



Key Principles

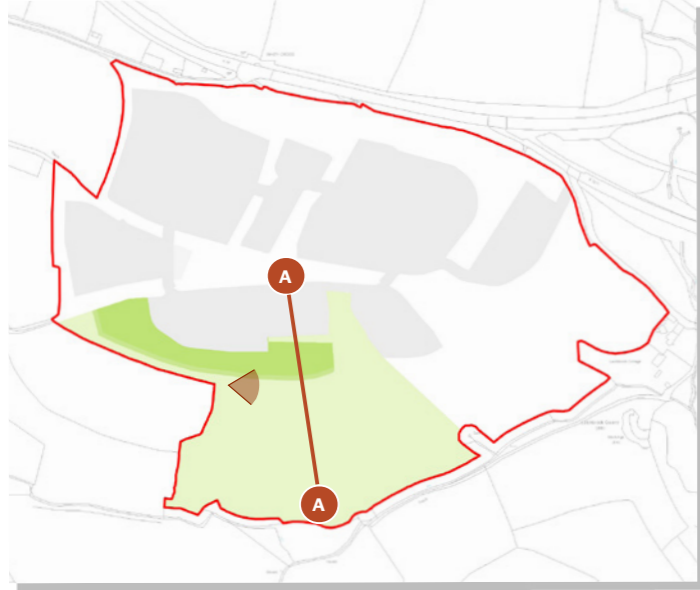
- Defined heart to the community through a central green providing access to community uses, including a potential community building, play provision and community kitchen gardens;
- Green nodes will provide opportunities for additional planting within the streetscape, creating visual interest;
- Higher densities and strong building lines will be used to frame the streetscape along the primary route.
- Landscape features characteristic of the local area to reinforce the local sense of place.



A

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Alderplot Bottom Views



Key Principles

- Lower density housing and an irregular layout to create a soft edge condition, reducing the prominence of development in cross-valley views.
- Materials will include natural finishes such as stone and slate to soften the appearance of the built form in views towards the Site.
- Landscaping designed to facilitate outward-looking views towards the surrounding landscape.
- Creation of a new ecological park comprising a woodland-edge mosaic of habitats.



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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.

Responsibility for maintaining public open space (POS) will reside with the Management Company (ManCo) for the site, which will be established should planning permission be secured and is standard practice across new-build developments. At the start, directors of the ManCo will be senior figures from Persimmon Homes Cornwall & West Devon – to be clear, these roles are not remunerated positions. When the site is complete, they will resign allowing for residents of the site to take control. The ManCo is funded through financial contributions from residents of the site in a manner similar to how leaseholders in a block of flat would contribute towards a communal pot to manage common areas.

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?

During the determination process with Cornwall Council, the statutory providers of the forementioned services will be consulted on the Application. Any requirement for expansion / improvement in existing provision needed to accommodate the expected increase in residents from the development is envisaged to be secured by financial Section 106 / CIL contributions. Following preapp and public consultation to include 'a community/mobility hub approximately 0.05ha, including uses in the use classes defined as E(a)/ E(c)/F2(a) (up to 225sqm GIA)'. Flexibility has been allowed dependent on the need.

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?

Persimmon Cornwall & West Devon is proud of its record in supporting local first-time buyers, families and young people to buy their own home in the region. Our average selling price is c20% below the UK national average, while around 50% of private sales go to first-time buyers. It is not possible at this stage to predict future price points for properties that may come forward many years from now, particularly given detailed planning permission would still need to be secured even if the outline consent sought through this application is granted. However, maintaining an offer along the lines set out above remains an important part of our approach and identity as a responsible local developer. Our sales data also shows that a substantial majority of homes are sold to local people. For example, at our nearest live site in Liskeard, half of all sales have been to buyers from Liskeard itself, while 75% have been to customers from across Cornwall.

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.

A traffic-free pedestrian and cycle access is also promoted from Broad Lane. This has been located to meet relevant highway design standards and also located to pick up the likely desire line for new residents accessing local facilities and public transport infrastructure. The North West active travel connection is indicative as part of this Outline Application, with further detail to be assessed and determined as part of any future Reserved Matters application.

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.

This is a matter for Cornwall Council and Saltash Town Council as part of any future Local Plan Review and/or Neighbourhood Plan.

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?

This is a matter for Cornwall Council (or any future Registered Provider) of the Affordable Housing. Mechanisms are typically written into the S106 agreement to ensure that local people are prioritised when it comes to the delivery of affordable housing on new developments. We will work constructively with Cornwall Council as the local authority and will ensure there is a cascade mechanism implemented to address local housing need. The market housing provision on site will be 'open market'.

Next Steps

- Determination Period of Outline Application - Spring - Autumn 2026
- Submission of Reserved Matters Planning Application - with 2 years of any grant of Outline Planning Application

