

Saltash Town Council Meeting

Treledan Phase 4

21st July 2026

Agenda

The background of the slide features a photograph of a modern, two-story house with a mix of light blue siding and stone-textured walls. The house has a dark grey roof with several solar panels installed. In the foreground, there is a lush green field filled with various wildflowers, including yellow and purple ones. The sky is a clear blue with a few wispy white clouds. The overall scene is bright and sunny, suggesting a pleasant day.

- 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



James Artingstall

Planning Manager
Bloor Homes Exeter



John Drewett

Design and Technical Director
Bloor Homes Exeter



Who Are We...

The Bloor Homes logo features the company name in a bold, white, sans-serif font. A stylized white wave graphic underlines the text, starting from the 'B' and ending under the 'S'.

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 HBF logo consists of the letters 'HBF' in a large, bold, serif font. To the right of 'HBF', the words 'Home Builders Federation' are written in a smaller, sans-serif font, stacked vertically.

Customer Satisfaction 2025



[bloorhomes.com](https://www.bloorhomes.com)

The Bloor Homes logo, featuring the company name in white, bold, sans-serif font with a stylized white wave graphic underneath.

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

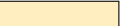
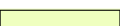
We are now preparing detailed plans for the next phase of the Treledan new community:

- 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

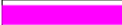
LEGEND

	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

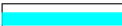
EXISTING LINKS

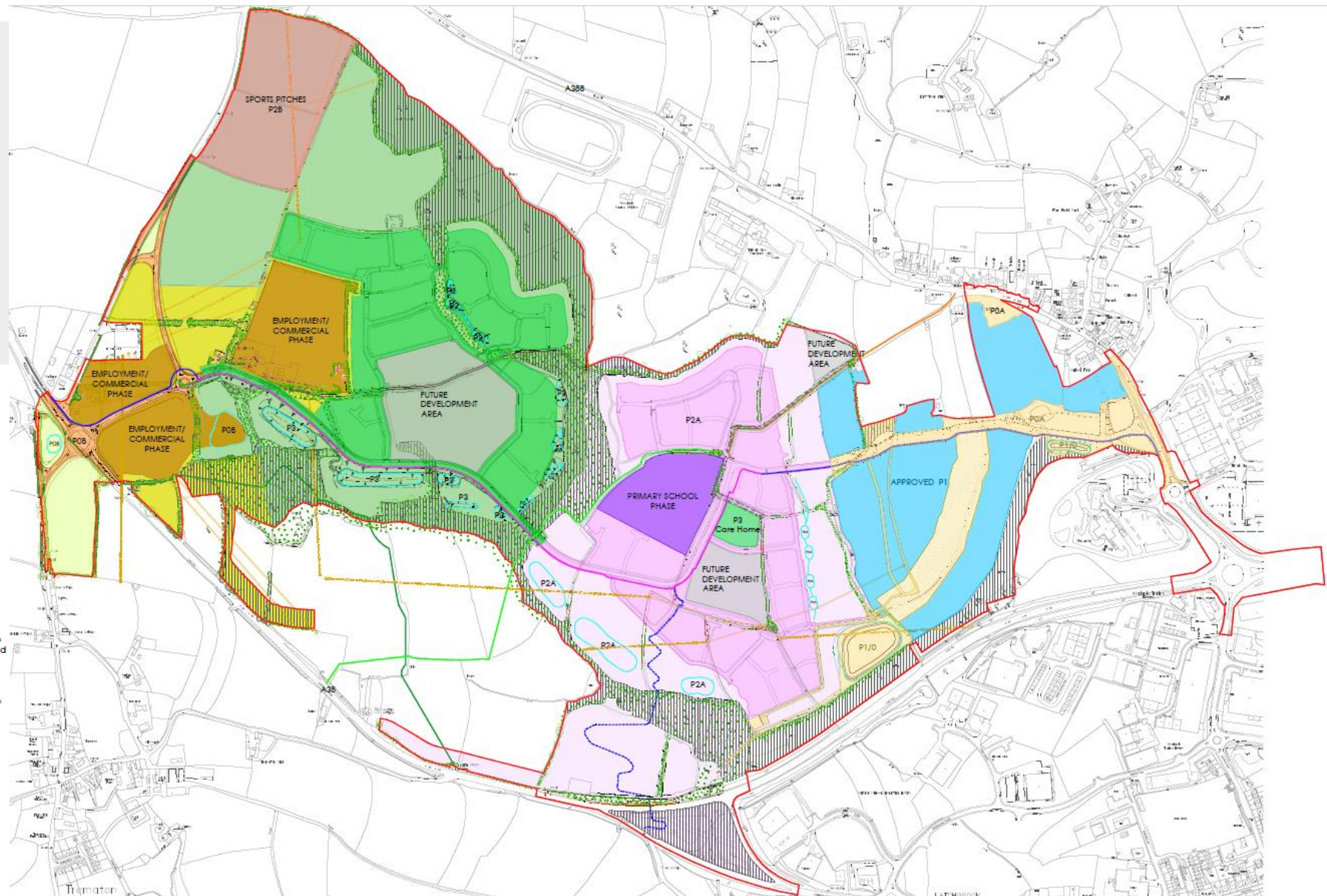
	Existing Footpath (PRow - 636/7/1 & 636/7/2)
	Existing Bridleways (PRow - 636/8/1 & 636/8/2)

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.
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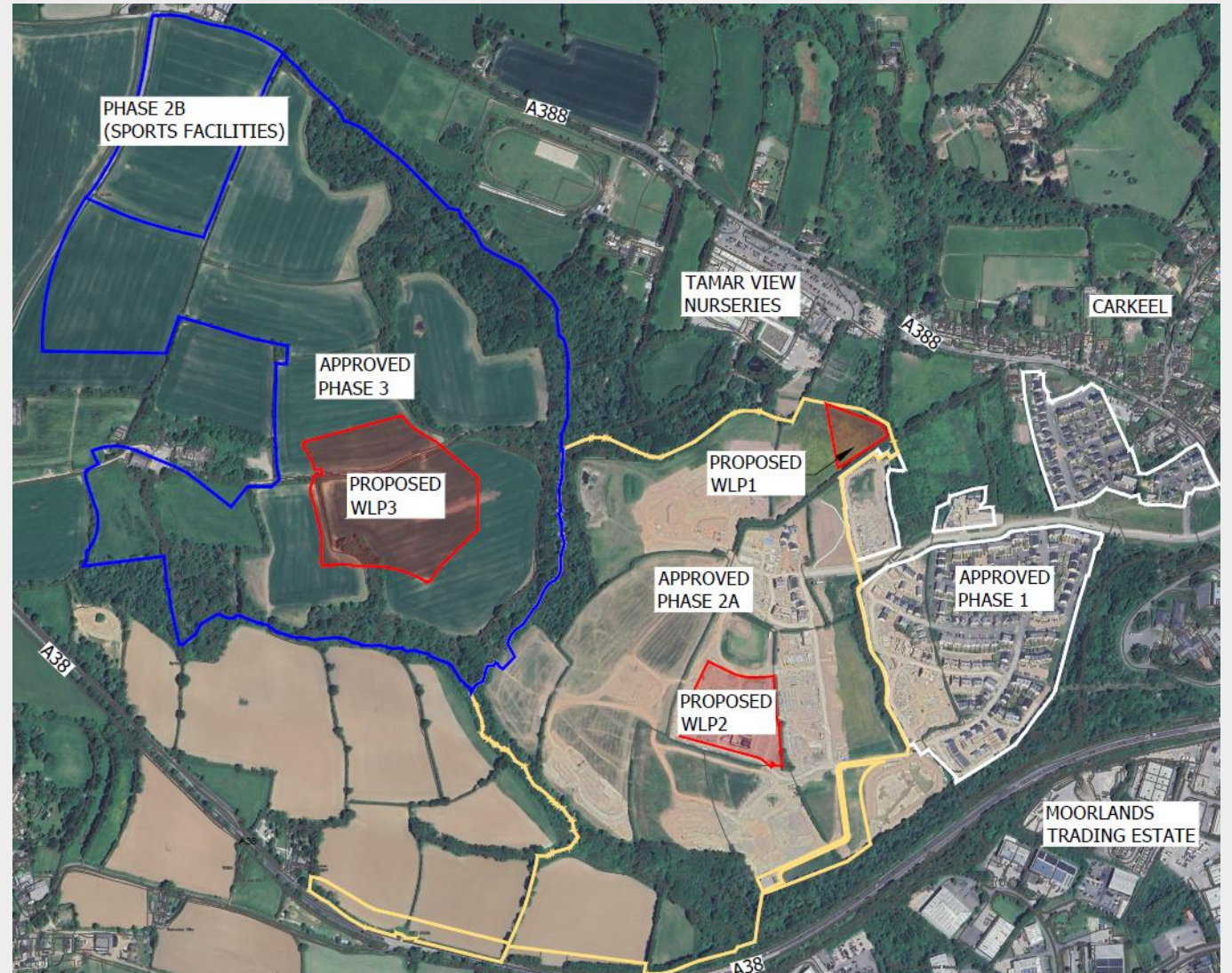


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BLOOR HOMES

Phase 4 Area

- 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



Site WL3

A38

Site WL2

Treledan Development



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



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



Phase 3 Layout - Connectivity



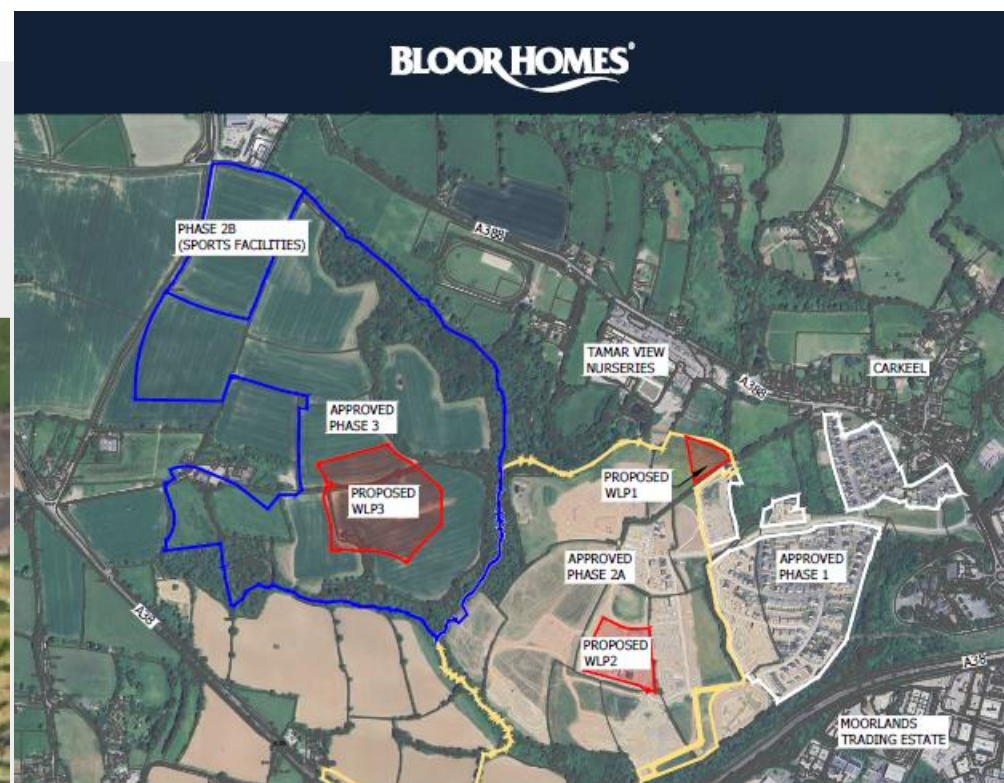
Community Engagement – Leaflet



- 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



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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



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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

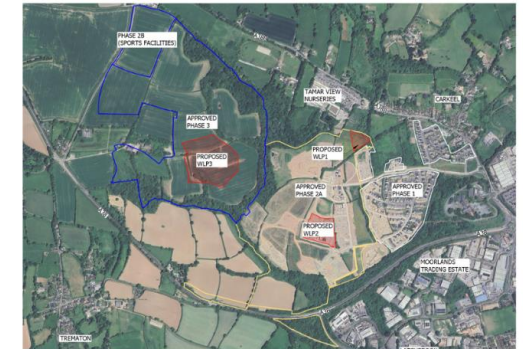
Feedback

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 Treledon 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

- 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**



Any questions