

Agenda Item 13 - To receive a report from Cornwall Councillors.

Report received from Councillor Worth:

I'm responding to the questions from Saltash Town Council in December 2022 regarding the Treledan development. PA22/01798/PREAPP Treledan

The answers are provided where possible from a site meeting with 3 representative from Bloor Homes, as the new developer of Phases 2/3 held on 9th December 2022. Also present was Cllr Hilary Frank and also later Cornwall Council Planning Officers, the departing Patrick James and Stephen Kirby who is taking over. The good news is that Stephen was part of the original planning applications back in the early 2010's and knows the site well. We accessed the site from the west by 4x4 along the approx. route of the new link road from Stoketon Cross to Carkeel. Discussions were held in fields and at the end of Dirty Lane by the sites of the proposed Primary School and Neighbourhood Area. This is a dynamic complex project and I will endeavour to update Saltash Town Council, as and when information becomes available at our monthly public meetings.

My first comment was the professional impression given by the Bloor Homes team, the focus was for this privately owned British Company was delivering their first flagship site in the South West. [New Homes For Sale | Bloor Homes](#) John Bloor OBE [John Bloor - Wikipedia](#) had visited recently, personally checking everything.

Questions from Saltash Town Council – Phase 2 Treledan recived 8/12/22 from Town Clerk:

1. At what stage will the roundabout at the crossroads and the diversion of traffic at Roods corner take place?

This is a requirement of Phase 0B and a precise date will depend on the speed of delivery of the houses. Updates will follow via subsequent formal planning notifications. Also see Point 7.

2. Will the building traffic for phase 2 be travelling along the Spine Rd at the same time as that for phase 1?

Yes. The delivery of the phases are planned to overlap.

3. Are the affordable homes to be spread across area or in one area?

The affordable homes of 27.5% of the site will be spread across all areas

4. Will local sports clubs be asked for their input on the playing fields, and will there be good changing rooms provided?

A consultation is planned with local sports clubs and external consultants to define what are the types of sports that need the playing fields and facilities. The designs will be then open for discussion in the future planning applications

5. Good planning practice shown recently says there should be at least 5% green canopy, will this be the case?

Efforts were being made to protect existing trees and build in the open spaces. There is a significant Green corridor across the East of the site from North to South to protect the major gas main.

6. Is there any intention to substantively alter designs of houses and road layouts, compared with those previously agreed by David Wilson Homes / Barratt Homes?

The plans in PA22/01798/PREAPP show the current layouts. There is ongoing discussion which will result in revisions to increase the number of bungalows, as meeting a local housing market requirement from more elderly residents..

7. Does the developer understand the requirement for the construction of a roundabout at Stoketon Cross and does the developer intend to comply with that pre-requisite, also timing of this

Yes. National Highways are already in discussion via Cornwall Highways and the developers with fortnightly design update meetings. The proposed new crawler lane extension up to the new Roundabouts as part of the A38 Safety Improvement Package proposals will need to be incorporated. A recent comment also states, "We also have identified a need to re-surface the A38 in close proximity to Stoketon Cross, this is scheduled for delivery in the next financial year (2023-2024) and therefore it is important to tie in these works together .

End of report
Cornwall Councillor Worth