

Planning and Sustainable Development
Cornwall Council,
39 Penwinnick Road
St Austell
Cornwall
PL25 5DR

Date: 12/02/2021

Letter ref: CP/00401

Dear Sir/Madam

Pre-application advice request regarding proposal for 51 affordable houses on land to the west of Treverbyn Road, Scredda, St Austell, PL26 8XW

Please find attached a pre-application advice request made on behalf of Gilbert and Goode regarding a proposal for 51 affordable houses on land to the west of Treverbyn Road, Scredda, St Austell.

Pre-application advice (your ref: PA18/00798/PREAPP) has been provided previously by the Council to Gilbert and Goode in respect of a market housing-led proposal for a similar scale of housing on this site (albeit a slightly larger site), in the form of a letter dated 8 June 2018. That letter advised as follows:

"I have been in liaison with Cllr Bull who is the Chair of the Central Planning Committee who I understand has visited the site. Her view is that the site could be suitable for an affordable housing led scheme that would provide a package of community benefits. The site would be required to deliver a minimum of 50% affordable housing (in number and land take) along with significant public open space and may also provide for benefits such as Self Build plots.

Such a scheme would be a departure from the Cornwall Local Plan (be required to be advertised as such) and unlikely to be supported unless it is clear that the benefits of the development of the site are considerable for the local community and receives local support such as from the Parish Council and Divisional Members as well as nearby residents and

that environmental impacts of the scheme or not significant and are minimised through careful design and measures in the proposal for enhancement. Careful consideration to the material issues set out below should also be taken into full account.

A statement of community involvement would outline how the site has evolved and the scheme adapted taking into account the results of public consultation. I would recommend further pre-application advice subsequent to public consultation with a draft layout plan for comments whereby further technical advice and advice on contributions can be provided”.

The new proposal is for 51 affordable houses, i.e. 100% affordable housing and the site now excludes the northern part of the previous site. As a 100% affordable housing scheme, support for the proposals is therefore provided by Local Plan Policy 9 given that the site is adjacent to a built up area, is well related to the physical form of the settlement and the primary purpose of the proposal, which is appropriate in scale, character and appearance, is to provide affordable housing to meet local needs. Furthermore, the number, type, size and tenure of the affordable dwellings reflects identified local needs as evidenced through the Cornwall Housing Register. Important clarification in respect of Policy 9 is provided within paragraphs 52 and 53 of the Housing SPD which states,

“Although the principle of an affordable housing-led (in accordance with Policy 9) approach in those main towns set out in Policy 3 is not specifically outlined in the Local Plan; it is not the Plan’s intention to limit affordable housing led windfall development to being solely in rural areas nor to reduce the opportunities to meet housing need. To do so would prevent Registered Providers, developers and philanthropic land owners from bringing forward land for affordable housing-led sites on the edge of Main Towns, where the need for such housing is often most acute.

It is important that appropriate scale affordable housing led schemes, with high proportions of affordable housing, continue to be delivered in sustainable locations which include main towns”.

The proposed accommodation schedule is set out below:

Accommodation type	Quantity	%			m2	sq ft
1 x Bedroom	12	24			644.98	6,943
2 x Bedroom	19	37			1,486.58	16,002
3 x Bedroom	17	33			1,659.21	17,860
4 x Bedroom	3	6			414.86	4,466
Total	51				4,205.63	45,269

The proposed layout has been informed by a landscape appraisal of the site and proposes to maintain a 2m buffer in relation to retained hedgerows as well as propose the creation of new hedgerows to mitigate the loss of those that need to be removed to facilitate development. The proposed layout includes a naturally landscaped open space in the north west part of the site as well as a biodiversity buffer zone to the south near the site entrance.

Consultation with the local community is currently being undertaken and feedback from that can be shared when available.

The following information is submitted with this pre-app request:

- Site layout plan;
- Consultation document (images of local architectural styles and features/concept plan)
- Landscape Note and Appendix
- Highways and Transport Scoping Note
- Tree Retention plan

We understand that you will contact us for payment of the relevant pre-app fee in due course and that a virtual meeting can then be arranged to discuss the proposals with a planning officer prior to receiving his/her written advice.

I trust that you therefore have all the information that you require to process the pre-app request and look forward to hearing from you shortly.

Yours faithfully

SIMON COLLIER

Director