

**SALTASH TOWN COUNCIL
THE MEETING OF FULL TOWN COUNCIL
DATED 1ST APRIL 2021**

PLANNING RESPONSE TO CORNWALL COUNCIL

PA21/01757

c/o agent Barratt David Wilson (Exeter) Ltd - **Land At Broadmoor Farm Stoketon Cornwall**

Reserved matters application for Phase 1, which comprises: the construction of 387 dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links, 1 substation and one governor and associated infrastructure. (Details following outline application PA14/02447 dated 13.10.2017) Resubmission of application no. PA19/08297 dated 09/04/20.

Ward: North

It was **RESOLVED** to refuse the application for construction of 387 dwellings due to:

1. The construction is over-dense especially in the central triangular area leading to an appearance of overdevelopment. There are only a few very small green spaces which are not sufficient for children's play areas. We would suggest the number of houses be cut back to a third of the overall number, 333 allowing a further spacing of houses.
2. The application, being urban in design, is not in keeping with the semi-rural area which is a Cornish site at the gateway to Cornwall. More Cornish stone and much lower pitch to the roofs would be more in keeping.
3. The current transport plan and parking lot should be in place before construction to ensure the existing houses are not inconvenienced throughout the development, especially the access road to Carkeel Barns.
4. Biodiversity in all areas of the construction development must be further considered. More trees needed across the site. The oak tree at the entrance to Carkeel Barns is to remain in situ.
5. The spring that runs through the play park to be further considered and dealt with correctly to avoid it being as marshy as it is at present.
6. There is a lack of sustainably constructed housing and an ability of charge for electric cars.