

WELCOME

Thank you for taking the time to visit our online consultation where we are displaying proposals for new homes at Land West of Trecerus Farm, Padstow.

In March 2022, after consulting the local community on our proposals, we submitted an outline planning application (PA22/03102) to Cornwall Council for a mixed-use development on the site, including up to 28 new homes and a care home (which would provide care and nursing facilities with up to 80 bedrooms). In December 2022, Cornwall Council granted permission which means that the principle of development on this site is now established.

As we explained at the time of the outline application, the next step is for us to submit what is called a reserved matters application. This sets out the details of appearance, landscaping, layout and scale – in other words, what the scheme would actually look like.

At this stage, we are only planning to submit proposals for the 28 new homes – a reserved matters application for the care home will be brought forward at a later stage, most likely by the operator of the facility.

Before we submit our detailed plans to Cornwall Council, we are keen to share them with the local community, to respond to any queries and to receive your feedback.

Please take the opportunity to review all the material here and tell us what you think. A feedback form can be completed on this website or you can email us with your comments and queries at consultation@bakerestatesltd.co.uk. **The deadline for receipt of feedback is Friday 15th September.**



Padstow harbour



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116 | consultation@bakerestatesltd.co.uk | www.bakerestatesconsultation.co.uk

ABOUT US

Founded in 2015, Baker Estates is an award-winning regional housebuilder, based in Newton Abbot, with a reputation for delivering high-quality homes, bespoke to their setting.

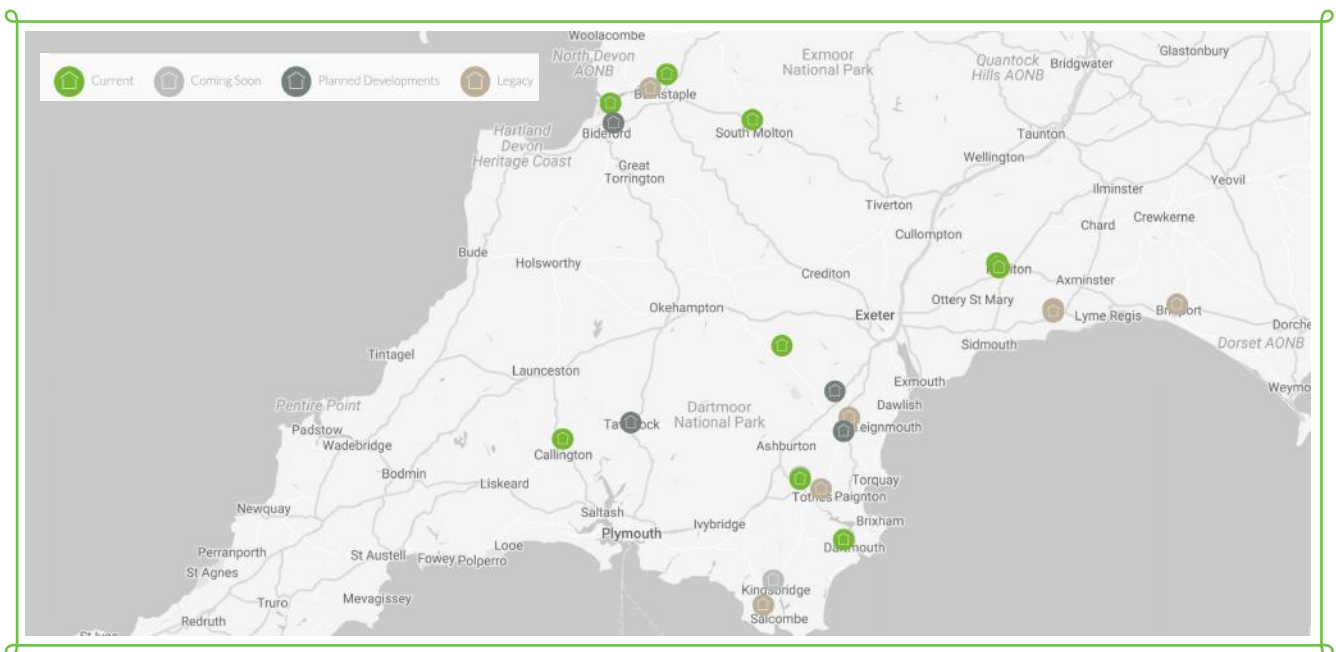
Our experienced senior team have worked across the South West for many years. After just seven years, we now employ more than 75 people in our Newton Abbot offices and have nine active sites, providing c.1,390 homes across Devon and Cornwall. Up to 350 local subcontractors are working each day across our sites that are currently under construction.

- In 2019, our development at Great Court Farm, Totnes won 'best design' at the National Housebuilder Awards.
- In 2021, our development at The View, Malborough won 'best design' and we were also awarded 'Small Housebuilder of the Year' at the National Housebuilder Awards.

- Site managers across our developments at Callington, Honiton, Totnes, Malborough and Dartmouth have all won prestigious NHBC Seal of Excellence and Pride in the Job Awards. This is a demonstration of the commitment of our on-site teams to delivering the highest standards in housebuilding.

We are passionate about delivering outstanding homes in the communities that we know and love, and we will create quality homes with a personal touch, to be enjoyed for generations to come.

Visit www.bakerestatesltd.co.uk to find out more.



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CONTEXT

The scheme that was consented at outline stage is shown in the plan below.

Following the granting of outline planning permission, we are bringing forward detailed proposals for 28 new homes, as well as public open space and an attenuation pond. The care home will be the subject of a future planning application, to be made by the operator.

The entire site is c. five acres (2.23 hectares), greenfield and enclosed by hedgerows. It abuts residential land to the east and north west and lies adjacent to the A389 into Padstow to





the south and the B3276 to the west. Shopping, educational and park and ride facilities are very close by, with the centre of Padstow within walking distance.

A large area of green space is proposed for the south western corner, providing a soft approach at the gateway to Padstow.

As part of the outline consent, a single point of vehicular access off the A389 was granted.



LEGEND

-  RED LINE BOUNDARY
-  VEHICULAR ACCESS
-  PEDESTRIAN AND CYCLE ACCESS
-  EMERGENCY ACCESS
-  TERTIARY STREET
-  FEATURE BLOCK PAVED SPACE
-  SHARED SURFACE STREET
-  FOOTPATH
-  RUMBLE STRIP
-  EXISTING VEGETATION
-  PROPOSED CORNISH HEDGEBANK
-  PROPOSED TREE
-  ATTENUATION FEATURE
-  LAP
-  MAINTENANCE MARGIN
-  4500m² CARE HOME WITH 40 PARKING SPACES AND ASSOCIATED LANDSCAPING
-  RESIDENTIAL DEVELOPMENT
-  KEY RESIDENTIAL BUILDING
-  RESIDENTIAL BUILDING
-  NEIGHBOURING BUILDING

Masterplan



OUR PROPOSALS

We are proposing:

- a high-quality residential development of 28 new homes. This includes:
 - 40% (11 properties) affordable housing: 70% would be affordable rent and 30% shared ownership.
- the open market housing will be occupied as a principal residence, in accordance with the Padstow Parish Neighbourhood Plan.
- vehicular access would be from the A389
- a footpath / cycle link to the new development immediately to the north.
- attractive green open space with a local area of play to provide an attractive gateway to Padstow and backdrop to the development and useful amenity space for residents. Existing hedgerows would be retained and integrated into the public realm as important landscape and ecological resources.
- lower density and lowest storey heights to the west, abutting the B3276.
- parking levels that meet the requirements of Cornwall Council and achieve a minimum of two spaces per house.
- an attenuation pond in the north east corner as part of a sustainable drainage system.



Proposed Layout



HOUSING MIX

We are proposing the following type and tenure of homes:

| OPEN MARKET | |
|--------------------------------|---------------------|
| 9 x three-bed chalet bungalows | |
| 8 x three bed bungalows | |
| | SUB-TOTAL 17 |
| AFFORDABLE | |
| 5 x one-bed flats | |
| 3 x two-bed chalet bungalows | |
| 1 x two-bed house | |
| 2 x three-bed houses | |
| | SUB-TOTAL 11 |
| | TOTAL 28 |

- 71% of the homes will be bungalows, in keeping with the local area while also meeting local needs and limiting landscape impact.
- A third of the homes will be accessible and adaptable (M4(2) compliant), suitable not just for disabled people but a wide range of occupants including older people, those with reduced mobility and some wheelchair users.
- the homes will be a maximum of two-storeys in height.



Streetscene



DRAINAGE

The site falls within Flood Zone 1 (lowest flood risk), although ground conditions prevent the use of natural soakaways.

We are required to ensure that the runoff rate of surface water from the site, once the homes are built, is no worse than the current greenfield conditions. To achieve this, we are proposing to use Sustainable Drainage Systems (SuDS) which provide many different options for the design of a drainage scheme. SuDS are environmentally beneficial and are used in combination to drain surface water efficiently and sustainably, while minimising pollution and managing the impact on the water quality of local watercourses.

A key element of this will be a combination of an attenuation pond in the north east corner of the site and tanks that will control and manage surface water runoff. Combined with flow control devices, it is designed to limit the discharge rate into the receiving watercourse. The attenuation pond will also provide biodiversity/ecological benefits.

Both surface and foul water drainage will be dealt with via gravity drainage systems.



Example of a sustainable attenuation basin



LANDSCAPING

We are conscious that an Area of Outstanding Natural Beauty (AONB) lies immediately to the south and also that the site marks the western entrance to Padstow along the A389.

Both have been given careful consideration when designing the layout of the development, as has the amenity of neighbours to the east.

It is worth noting that there is new residential development immediately to the north and east of the site, to which no objections were previously made in respect of impact on the AONB.

A large area of green space is proposed for the south western corner, providing a soft approach at the gateway to Padstow. This will be a useful amenity space for residents and will be planted with scrub and seeded with wildflowers.

Existing hedgerows will be retained and integrated into the public realm as important landscape and ecological resources.

The proposed native tree and hedge planting, along with the provision of wildflower grassland, native scrub and attenuation features will compensate for the loss of habitat and, taken together, will result in a biodiversity net gain of at least 10%.

We will provide bat, bird and bee bricks to deliver further ecological enhancements and biodiversity gains.

① Internal landscaping to plot frontages



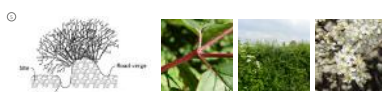
② SuDS/attenuation and swales



③ Public open spaces



④ Existing and enhanced hedgerows



landscape strategy plans



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COMMUNITY BENEFITS

Our proposals would deliver a number of positive benefits to the local community:

- We will deliver a bespoke range of open market homes, meeting an identified local need. Our housing mix will be predominantly bungalows, which are particularly appealing to downsizers who then free up bigger homes elsewhere.
- We will also provide affordable homes, ranging in size from one- to three-bed, that will be made available to local people/families, either via shared ownership or affordable rent.
- Up to 50 jobs are expected to be created on site during the construction phase for the new homes. We are committed to using local sub-contractors and suppliers wherever possible. This will help provide a boost to the local economy.
- Attractive green spaces created as part of the development which will provide opportunities for habitat creation, attractive amenity space and landscaping;
- Baker Estates is a well-respected local company, delivering high-quality, award winning schemes. The community can have confidence that the site will be developed as approved.
- Off-site public open space contribution - c.£17,300 towards provision and/or improvement of open space for pitch or teenage facilities at Padstow Football Club and/or an alternative within the parish of Padstow.
- Healthcare contribution - c.£5,700 towards provision of additional capacity for primary health care services at the Petroc Group Practice, St Columb Major Surgery.



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NEXT STEPS

Thank you for taking the time to learn about our plans. Your feedback is invaluable and, where possible and appropriate, we will look to incorporate your ideas into our proposals.

Please complete the online feedback form and let us know what you think.

Once we have reviewed all the feedback, we will finalise our plans and submit a reserved matters application to Cornwall Council. As part of the application, we will submit a document that summarises the comments received from the local community.

Cornwall Council will then conduct its own statutory consultation before determining the application.

Thank you for your interest.

