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DEVELOPMENT

# Land south of Trewiston Lane, Pityme

## Introduction

### What is today's event about?

The purpose of today's drop-in event is to seek the views of community representatives and local residents on our draft proposals for the provision of new homes and public open space on the land south of Trewiston Lane.

It is part of our pre-planning application consultation process which includes liaison with the local community and other stakeholders including Cornwall Council, the local planning and highway authority.

## Site Description

The Site, which extends to approximately 3 hectares (ha) is located on the northern edge of Pityme, within the Parish of St Minver Lowlands. It currently comprises agricultural fields divided by boundary hedges.

As shown on the plan above, in the centre of the site (albeit outside the site boundary) is an existing house, Higher Weaver Barn access to which is gained from Trewiston Lane via an existing track. This existing dwelling is to be retained as part of the proposals.

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## About CG Fry & Son

Founded over 80 years ago CG Fry is a family-owned regional housebuilder based in West Dorset and operating across the southwest from Cornwall to Hampshire, currently building around 300 houses a year.

The Company is in the ownership and control of the Managing Director, Philip Fry, and employs around 200 people across many disciplines from site operatives to professional design, surveying, planning and project management staff.

**Craftsmanship and quality have always been the hallmarks of our work, earning the Company an enviable reputation.**

**The emphasis is on high quality design and materials, with a finish that can only be achieved by craftsmen working in the traditional way, with the sort of attention to detail which sets our work apart.**

A local example of this is the Nansledan project in Newquay, where we are one of three developers working in partnership with the Duchy of Cornwall.

Further details of our history and examples of our developments are included on our website **www.cgfry.co.uk.**

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## Addressing the Housing Crisis

There is an acute need for new housing both nationally and locally in part as a result of lack of supply over the past 50 years.

Across the UK, the average age of a first-time buyer is now 33 (in 2007 it was 27) and 18% of 25-34 year olds are living with their parents.

The Government has made clear that it wants to significantly increase housing delivery to help tackle the housing crisis. This includes increasing housing delivery rates nationally to 300,000 homes a year, a figure not reached since the 1960s and 70s when a significant proportion of new homes were still being built by local authorities as Council houses.

Based on latest figures published by Government through its National Planning Policy Framework ***the housing need in Cornwall equates to a requirement for 4,421 new homes to be built every year.*** 2,527 new homes were completed in the year ending 31st March 2024.

In addition to the need for new homes generally there is also a significant need for social housing (also referred to as affordable housing) for those whose needs are not met by the market.

The registered HomeChoice ***local housing need in the Parishes of St Minver Highlands and St Minver Lowlands is 61 households*** (May 2025). A survey undertaken by the parishes in 2023 also identified a hidden need (not registered with HomeChoice) of ***a further 47 eligible households.***

CG Fry is committed to playing its part in addressing the growing national housing shortage by delivering new high-quality homes in sustainable locations such as the land south of Trewiston Lane.

To enable us to do this, as well as deliver the other benefits and investment in infrastructure that arise from new development, the scheme has to be viable. In simple terms this means providing a reasonable premium to the landowner for making their land available for the provision of new homes and a level of return that enables us to continue in business.

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## Site Constraints & Opportunities Diagram

## Planning Context

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① Neighbourhood Plan Development Boundary
② Existing Powerlines
③ Existing Sewer
④ Existing Access
⑤ Higher Weaver Barn
⑥ Existing Hedgerows (on and off site)
⑦ County Wildlife Site
Site Boundary

## Adopted Cornwall Local Plan

The current Cornwall Local Plan was adopted in November 2016. The Plan allocates 2,100 new dwellings for the Wadebridge and Padstow Community Network Area (CNA), which includes St Minver over the plan period. The majority of these new homes (1,100) are to be situated at Wadebridge, with the remaining 1,000 to be distributed elsewhere across the Community Network Area through allocations within Neighbourhood Plans.

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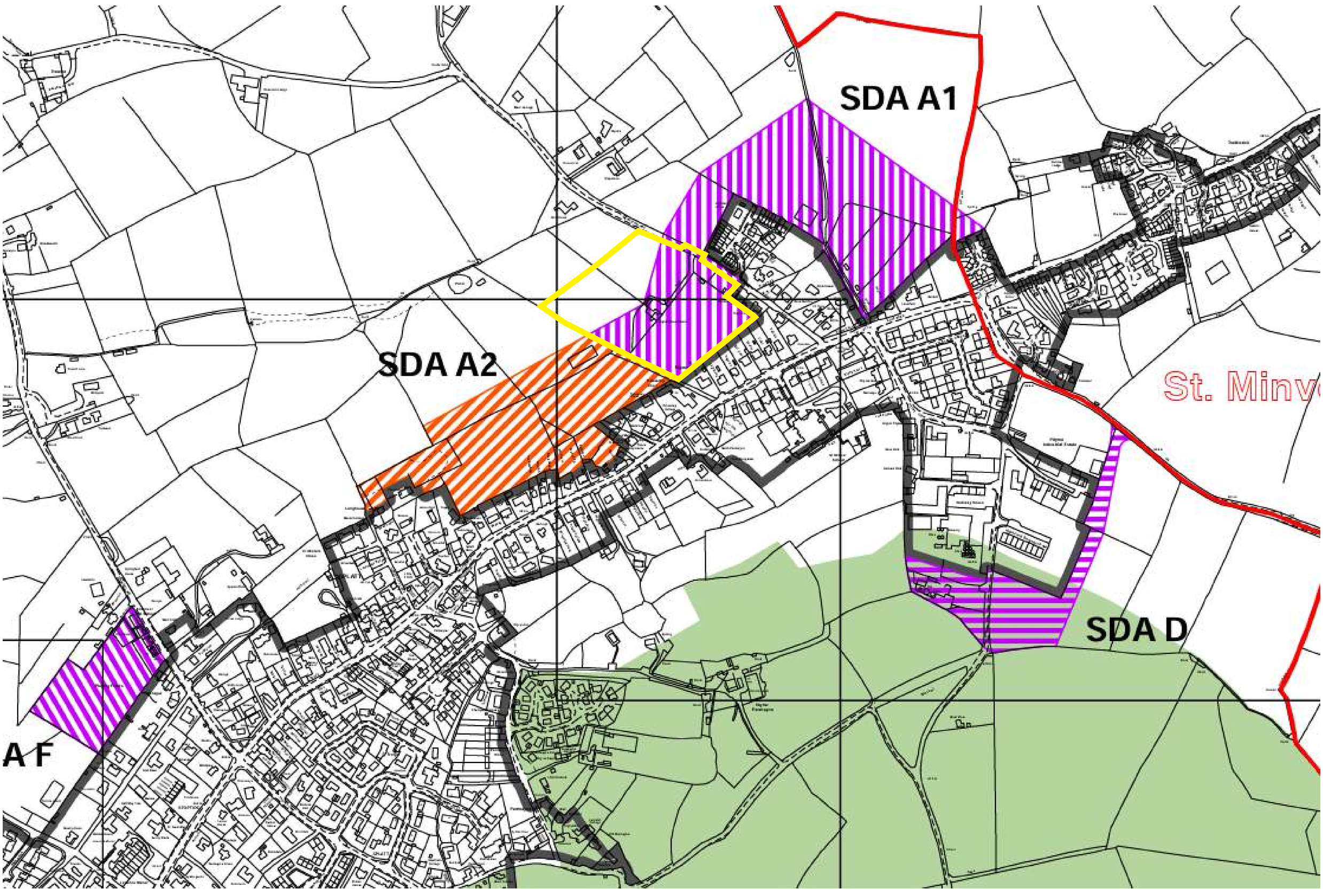
## Planning Context

### The Neighbourhood Plan

St Minver Lowlands Parish Council and St Minver Highlands Parish Council jointly prepared a Neighbourhood Development Plan (NDP) in 2017. The NDP plans for around 150 additional homes in the area over the period 2017-2030.

Pursuant to this objective the ***land on which new homes are proposed is allocated as part of a Special Development Area (SDA A1)*** in the NDP, which comprises of an 'exception' area beyond the development boundary where affordable housing led proposals may be supported.

While previous proposals have been brought forward for development of the site, including planning applications in 2018 and 2020 a viable scheme was not forthcoming and hence new homes have not been delivered for the area.




Extract from the NDP with site outlined in yellow (SDA hatched purple)

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## Planning Context

## The Presumption in Favour of Sustainable Development

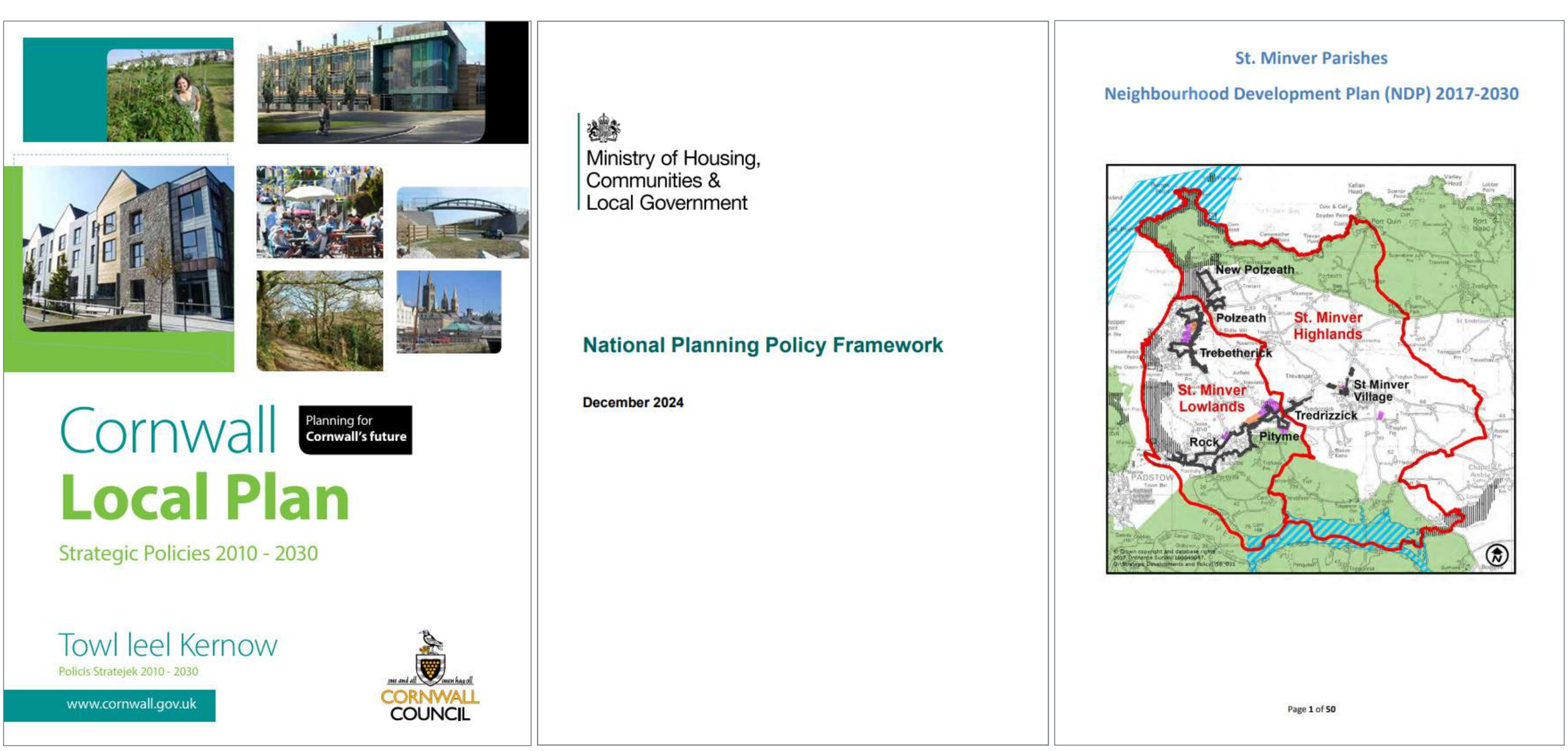
To ensure that enough new homes are being brought forward to meet local needs, Councils are required to demonstrate that there are sufficient deliverable sites within their areas that are allocated for development through their local plan and / or have planning permission to provide a five-year supply of housing.

Based on the latest housing need figures for Cornwall this equates to 22,105 homes (4,421 x 5). A recent planning appeal decision in Grampound found that the Council could only provide 3.8 years of supply, ***a shortfall of over 5,300 homes*** against this requirement. As a result, the presumption in favour of sustainable development is engaged.










## A new Local Plan for Cornwall

Cornwall Council is currently preparing a new Local Plan that will allocate further sites throughout Cornwall to meet the latest housing need figures. The preparation of this plan is however at the very early stages, with consultation on a draft plan not intended until 2026 with finalisation (adoption) not until August 2028.

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## The Draft Proposals

As demonstrated through the preceding information there is a significant need for sites such as the land south of Trewiston Lane to be brought forward for development of new homes as soon as possible. It is in this context that our draft proposals are being progressed now.

An affordable housing led scheme is proposed in accordance with the Neighbourhood Plan, contributing to the housing needs of the local area and the wider national housing crisis.

The draft proposals include a total of 49 homes, comprising the following: 25 affordable / social homes & 24 open market homes.

All of the proposed new homes are located within the NDP SDA boundary, with only public open space and drainage infrastructure beyond.

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## Housing Mix

### Affordable / Social Homes

While built by CG Fry the 25 affordable homes will be transferred to a Cornwall Council approved local registered provider (sometimes referred to as a Housing Association) who will own and manage them long term.

The proposed affordable housing mix has been informed by early engagement with local registered provider (RP), Ocean Housing, which based on latest local needs evidence indicates a requirement for more smaller homes, specifically one and two beds, as well as suitable accommodation for older persons.

While subject to further liaison with Cornwall Council the proposed tenure mix for these homes is ***52% (13no.)*** social rent and ***48% (12no.)*** shared ownership.

### What is Social Rent?

Social rent housing is typically offered to individuals and families with lower incomes on the council's HomeChoice housing register who cannot afford market rents. Social rents are often around 50% of the local market rate.

### What is Shared Ownership?

Shared ownership housing is another form of affordable housing whereby eligible buyers are able to purchase a share of a property (typically between 10% and 75%) while renting the remaining share from the Housing Association, subject to certain eligibility criteria.

### Market Homes

The open market homes are proposed to assist in ensuring that the development is viable, revenues from the sale of market homes helping to offset the costs of providing the affordable housing units, in particular social rented housing and other development costs.
The market homes will be subject to a ***Principal Residence planning condition*** so as to restrict their availability to second home owners.

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## Open Space and Biodiversity

A series of ecological surveys have been carried out to inform the proposals, including reptile, dormouse and bat activity surveys. A small number of rarer bats were recorded along the central hedgerow which is to be retained as a feature of the open space.

### The proposals will provide:

- An extensive area of open space, part for informal play (with public access) and part as a habitat reserve with wetland drainage area (no public access)
- Tree lined streets with ‘friendly front gardens’
- Biodiversity enhancements including bat and bird boxes and hedgehog highways

The areas of open space will be subject to a management and maintenance plan, which will be implemented by a management company set up to maintain communal areas within the development.

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## How the new homes will look

Streets reflect traditional local styles through calm, simple and coherent architecture that is brought to life with colour, texture and a palette of local materials. Local building types, street patterns and architectural details are referenced throughout our designs. We believe that places which look familiar to people in their surroundings, will also feel welcoming, safe and permanent.

Example Street Elevations

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## Sustainability Practices

We believe that building a home with a low energy demand is the best long-term way to deal with high CO2 emissions and fuel bills. The efficiency of the “building envelope” is key to this.

All of the new homes will be built in accordance with Cornwall Council’s Climate Change DPD, incorporating enhanced building fabric (to reduce energy usage and minimise energy loss) along with the use of renewable technologies such as provision of air source heat pumps and / or solar photovoltaics (PV).

The scheme will also include provisions for electric vehicle charging.

Provision of photovoltaic panels/ waste water heat recovery devices

High level of insulation

High level of airitghtness (an average airtightness of 3.5m3)

Traditional masonry cavity wall construction

Bat boxes/bird boxes/swift boxes/bee bricks

Electric car charging points

High level of workmanship and attention to detail reduce heat loss

Sustainable urban drainage system

Built to our “Stepping Stone” specification to meet the new Future Homes Standard in 2025 to achieve an average carbon emission reduction of 65% across the development

Built using bespoke construction details which have been thermally modelled

Air source heat pumps

Low energy lighting

Better heating controls

Low water use

Low-e double glazing

Local sustainably sourced materials

All work above DPC level meeting the LETI 2030 embodied carbon reduction of 65%

**Heating, hot water and lighting is 50% cheaper:**

an average new build house owner will pay just over £800 a year, compared to £1,789 for those in older equivalent sized properties (yearly saving of £979). Source: https://www.hbf.co.uk/policy/wattasave)

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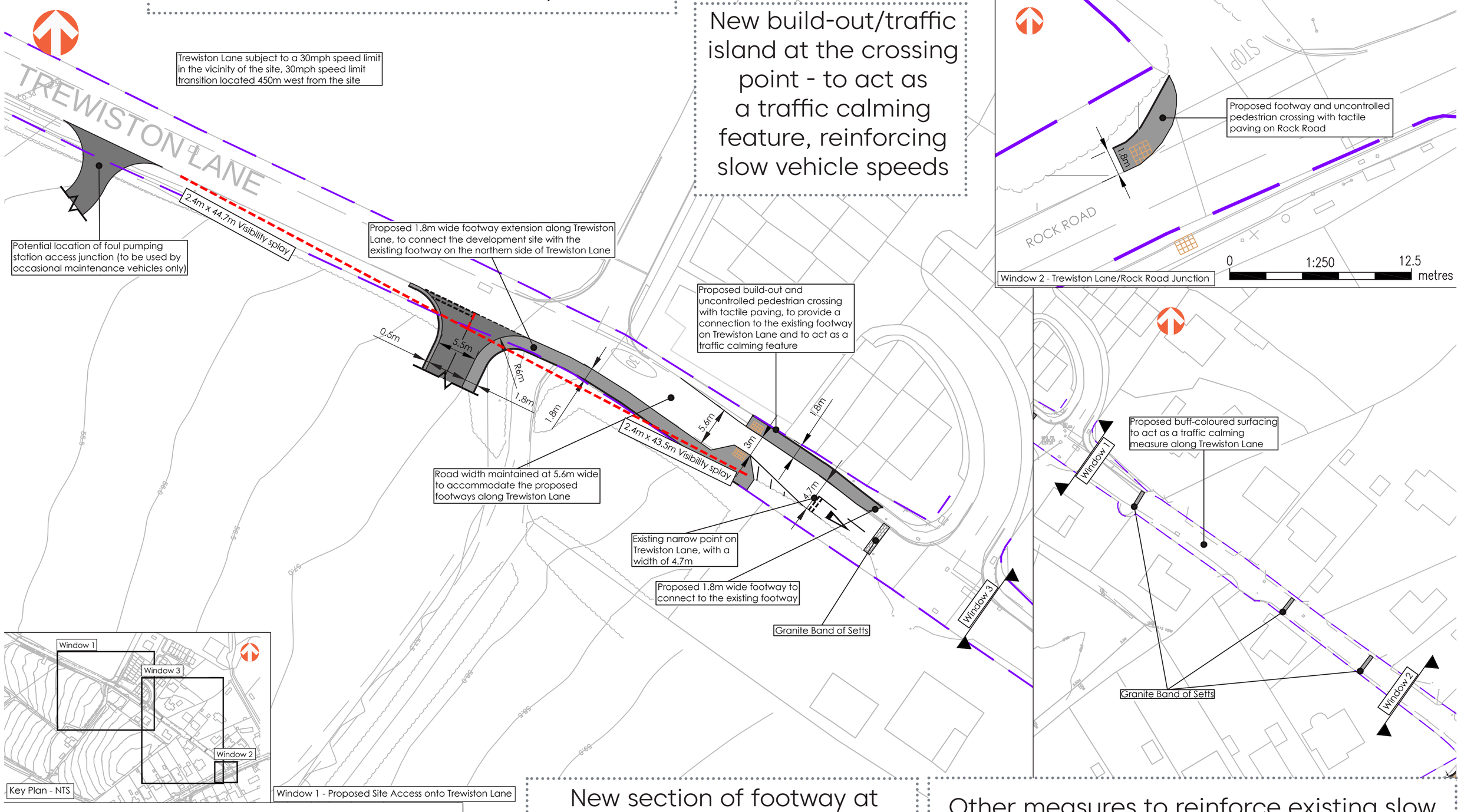
## Transport and Highways

New vehicular access junction onto Trewiston Lane, approximately 10m west of the existing access track serving Higher Weaver Barn, which will be replaced

New build-out/traffic island at the crossing point - to act as a traffic calming feature, reinforcing slow vehicle speeds










**Key:**

- Visibility splays based on the recorded vehicle speeds and calculated in accordance with the Stopping Sight Distances set out in the Manual for Street guidance
- Indicative extent of HMPE interpreted from Cornwall Council records
- Proposed bituminous carriageway
- Proposed bituminous footway
- Proposed buff-coloured surfacing
- Proposed Granite Band of Setts
- Proposed tactile paving

New section of footway at corner of Trewiston Lane and Rock Road along with uncontrolled crossing to southern side of Rock Road, providing an improvement for all pedestrians using the route by creating a safer place to cross the road away from vehicles turning into/out from Trewiston Lane

Other measures to reinforce existing slow speed environment including installation of a buff-coloured surface treatment and bands of setts to provide visual and physical traffic calming measures

Each property will be provided with access to at least two parking spaces, including provisions for electric vehicle charging

To the south east of the proposed access, Trewiston Lane currently operates as a shared space arrangement, with vehicles and pedestrians using the same area of highway over a length of around 100m. This historic layout of the street, where no footway is present, is not unusual in villages across Cornwall and beyond, and users of the route would be familiar with encountering these conditions. The presence of pedestrians using the highway also helps to reinforce slower vehicle speeds, and there are no records of any reported accidents along this stretch of road over the last 25 years, which confirms it operates safely.

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## Flood Risk and Drainage

The site falls entirely within Flood Zone 1 (low risk to flooding) – land in this category, which relates to all land in the country that is not in the higher zones 2 or 3, has an annual probability of flooding that is less than 1 in 1,000 years.

Runoff generated by the development will be attenuated on-site within Sustainable Drainage Systems (SuDS) as part of a comprehensive surface water drainage strategy. This will primarily comprise an open basin, integrated within the open space which will store surface water before discharging to an existing ditch that runs to the west of the site. The development will mitigate the impacts of climate change, providing betterment over undeveloped conditions whereby the rate of discharge of surface water from the site would continue to increase as climate change occurs. This approach protects the development from flooding throughout its lifetime whilst also offering a reduced flood risk to the neighbouring catchment.

Example CG Fry & Son homes fronting SuDS basin.

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## Social and other Infrastructure

In addition to the provision of **on-site affordable housing, public open space and carrying out highway improvement works**, as part of any planning permission that may be granted by Cornwall Council, financial contributions will be made to a number of local infrastructure improvements through what are referred to as planning obligations.

These are secured by the Council via a legal agreement known as a section 106 agreement which also covers other matters such as the future management and maintenance of any communal areas within the development, including the open space.

While the level and type of contributions to be secured will be agreed in consultation with Cornwall Council it is currently envisaged that they will include:

- Financial contribution towards education infrastructure
- Financial contribution towards health infrastructure (NHS Integrated Care Board)

Planning conditions would also be imposed by Cornwall Council on any planning permission for development of the site, which will cover matters such as:

- Market Homes Principal Residence
- Construction Environment Management Plan
- Construction Traffic Management Plan
- Biodiversity Net Gain
- Landscape and Ecological Management

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## Summary of Benefits

The proposals will deliver a sustainable extension to the village providing:

**49 new energy efficient affordable / social and market homes** contributing towards an acute local need

**Homes designed to a high quality** with attention to detail and craftmanship

**Highway improvements to Trewiston Lane**

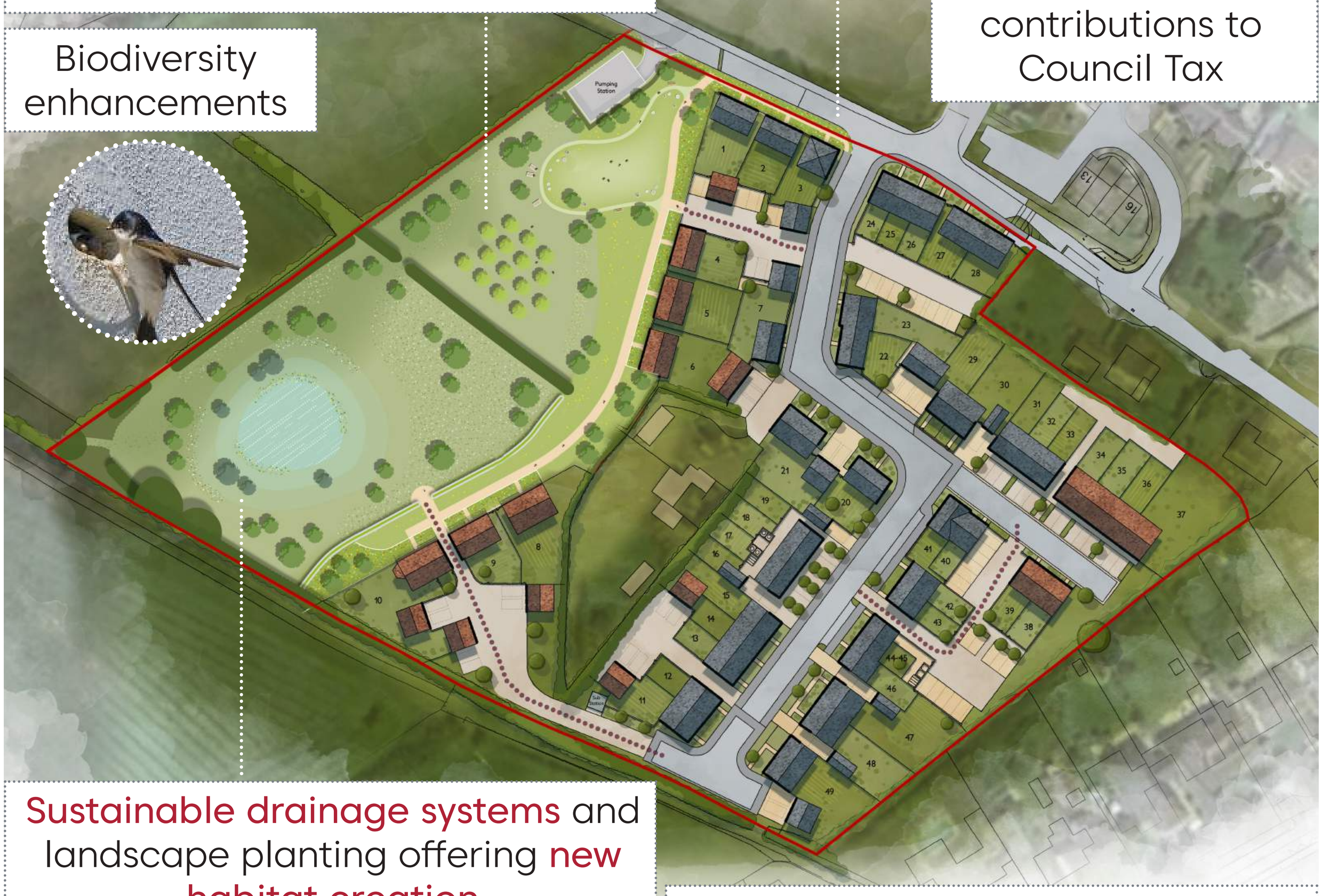
**Provision of public open space** with kickabout area and natural play for the benefit of the existing local community and future residents

Investment in local infrastructure

Additional contributions to Council Tax

Biodiversity enhancements






**Sustainable drainage systems** and landscape planting offering **new habitat creation**

**Economic investment** during the construction phase associated with employment and local spending.

**Support for existing local services and facilities** through local spending, enhancing the vitality of the area

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## What happens next?

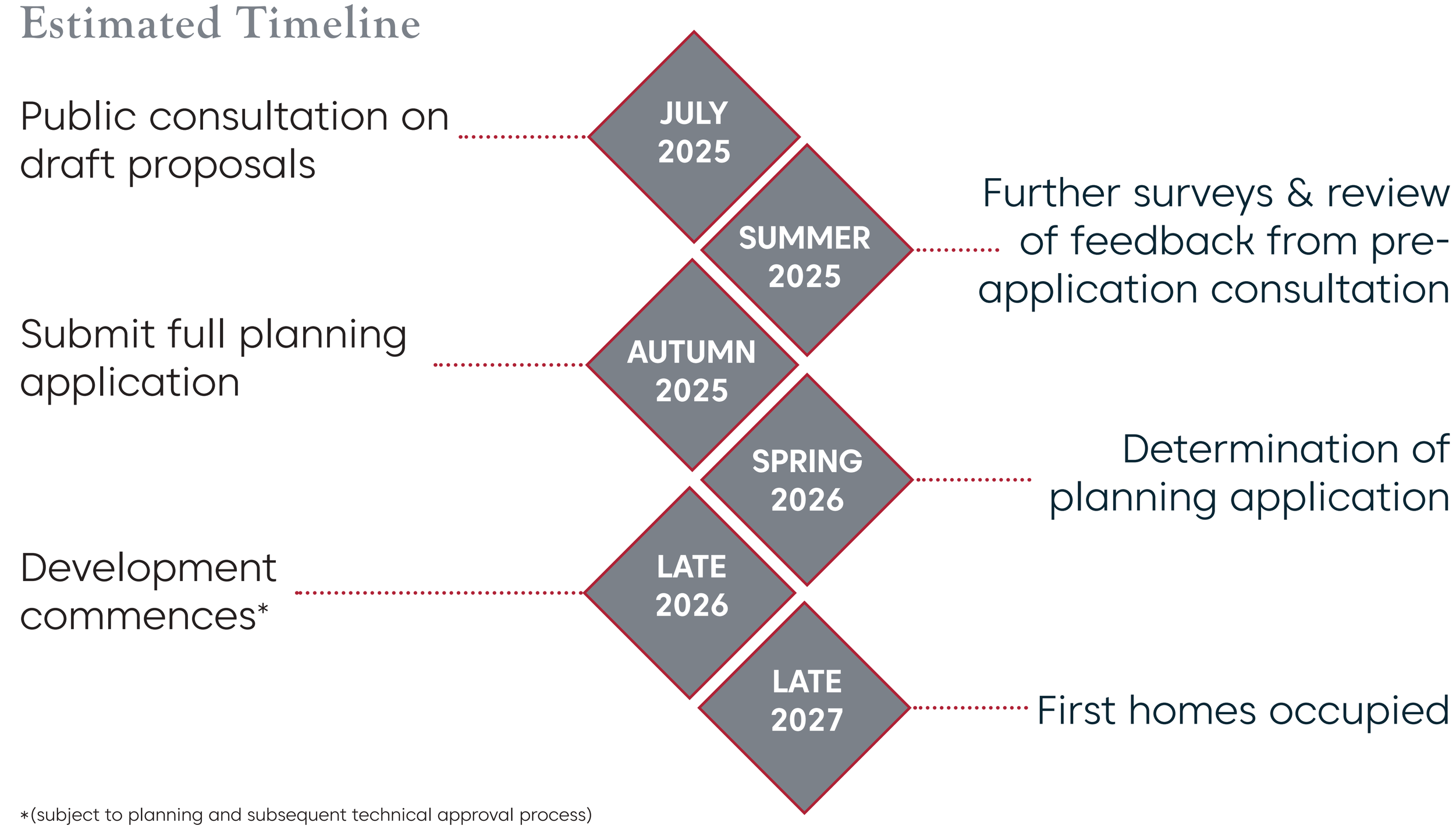
We will carefully consider all of the comments and issues that are raised from this and our other pre-application engagement with stakeholders

Further environmental and technical studies and reports are to be undertaken to support the planning application to ensure that Cornwall Council has sufficient information to determine it. This will include:

- Statement of Consultation
- Transport Statement and Travel Plan
- Flood Risk Assessment and Drainage Strategy
- Design and Access Statement
- Landscape and Visual Appraisal
- Arboricultural (Tree) Impact Assessment
- Ecological Impact Assessment
- Biodiversity Net Gain Assessment
- Energy Statement

***We aim to submit our planning application in the autumn.***

## Estimated Timeline




*(subject to planning and subsequent technical approval process)

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## Feedback

Paper copies of a Feedback Form are available in the room today and you are welcome to stay and complete these and leave them with us.

Alternatively you can send them to us **via email** at
***planning.consultation@cgfry.co.uk***

**OR by post** to:

CG Fry & Son Ltd
Litton Cheney
Dorchester
Dorset
DT2 9AS

**Please let us have your feedback by 5pm on Wednesday 30th July 2025**

Thank you for taking the time to look at our draft proposals for the site.

***We will aim to address any comments raised as far as possible through our planning application.***

**Please do talk to a member of the team if you have any questions or need any help.**