

**From:** Bob Egerton bobegerton@mac.com  
**Subject:** Wainhomes PA15/11991  
**Date:** 9 February 2016 at 10:48  
**To:** Tim Marsh tmarsh@cornwall.gov.uk

BE

Dear Tim

This is my position on the revised planning applications submitted by Wainhomes for the development of land off Tregony Road, Probus.

- I accept that the principle of development on this site has been established by the appeal decision in respect of the previous application PA13/09823.
- Number of houses in total, 86 houses instead of 90 houses, I am happy with that.
- Percentage of affordable homes reduced from 50% to 30%, I reserve my position on this until after Probus Parish Council meets on 22 February and decides on its position.
- Site layout, I understand that you are in discussions with the applicant on this issue and that you would prefer to retain the layout in the original application. I support you in this. Would you please check that any new layout does not result in any properties being closer to Parkengear Farm than in the appeal documents.
- Drainage layout. Whilst I accept that the drainage layout plans (Preliminary drainage layout plan no. PDL-100D) in the previous application were approved, it has been brought to my attention that there is a flaw in the proposal to route drainage to the north east corner of the site and thence into a system running along the old highway then under the A390. This area is currently prone to flooding whenever there is heavy rain, e.g. over last weekend. The drainage under the A390 seems to be inadequate to cope with current flows and the incorporation of all the runoff from the new site into this system will exacerbate it. I feel that uprating of this system should be a condition of any new approval. Mr Musgrove of Parkengear Farm is raising this same point with you. Would you please consult Cormac on this issue as they have been involved in trying to clear the flooded area on a few occasions over the past year.
- Planning obligations and conditions: my main concern is that all of the planning obligations and planning conditions set out in the appeal decision should be similarly imposed on the new application if it is approved (except for offsite highways), as follows.
- Education contribution of £2,736 per market dwelling.
- Provision of additional area of land adjacent to Probus Primary School plus a sum of £100,000 to cover the cost of servicing this land.
- Offsite open space contribution of £30,780.
- Contribution to waste management of £18,000.
- Financial contribution of £99,000 towards sustainable transport in the vicinity of the site.
- Visibility splays on junction with A390. I think that this still remains an unresolved issue. Would you please ensure that these discussions are finalised within the new application process. You may be aware that there was a fatality close to this junction last week. Although there is no evidence that the accident was related to the Tregony Road junction, it has emphasised the need to ensure that this junction is made as safe as reasonably practicable.
- Offsite highways improvements. Much discussion has taken place since the appeal decision among Wainhomes, their traffic consultants, Cormac, the parish council, myself and local residents, on the works to be undertaken on Tregony Road from just south of the entrance to the site to The Square. This resulted in amendments to the appeal decision plans, viz. not undertaking works at the northern end of the road and amendments to the works around the doctors's surgery. These amendments were consulted through the TRO process and were supported by local residents. Would you please ensure that these amended plans are the ones implemented, not the original ones.

I am away for 2 days from this afternoon. After that, it may be helpful for you and I to meet up some time to discuss this application. I will contact you then.

Best wishes  
Bob

Bob Egerton, Cornwall Councillor, Probus, Tregony and Grampound Division  
Trevillick House, Fore Street, Grampound, Truro TR2 4RS  
Tel: 01726 884451 • Mobile: 07785 748844  
[www.bobegerton.info](http://www.bobegerton.info)

Please note that the opinions expressed in this email are those of Bob Egerton personally and do not necessarily represent those of Cornwall Council