

Councillor B Egerton
Probus, Tregony And Grampound
Electoral Division
Trevillick House, Fore Street
Grampound
Truro
Cornwall
TR2 4RS



Your ref:
My ref: PA13/09823
Date: 11 September 2014

Dear Councillor

**Town and Country Planning (Hearings and Inquiries Procedures) (England)
(Amendment) Rules 2009**

I am writing to let you know that an appeal has been made to the Department for Communities and Local Government in respect of the following application and a Public Inquiry is to be held on a date yet to be arranged. I will write to you again when a date for the Inquiry has been confirmed.

DCLG ref:	APP/D0840/A/14/2221834
Cornwall Council ref:	PA13/09823
Appeal start date:	9 September 2014
Proposal:	Residential development of 90 dwellings including access, associated engineering works, garages, infrastructure drainage and landscaping.
Location:	Land On The East Side Of Tregony Road Probus Cornwall
Appellant:	Wainhomes (South West) Holdings Ltd
Cornwall Council decision:	REFUSED

The Council's reasons for refusing permission for this development are as follows:

- 1 The proposal would result in result in an unacceptable cumulative increase in vehicle movements at the A390 junction and an unacceptable cumulative increase in vehicle and pedestrian conflict on Tregony Road to the severe detriment of highway safety contrary to Paragraph 32 of the NPPF.
- 2 In the absence of a satisfactory mechanism to secure the provision of affordable housing the proposed development fails to accord with the relevant provisions of policy BHM 5 of the Carrick Balancing Housing Markets DPD 2008 and advice in paragraph 54 of the NPPF.
- 3 In the absence of a signed legal undertaking to ensure an appropriate level of financial contribution towards necessary attendant transport infrastructure the proposed development fails to ensure the effective management and safe movement of people and traffic contrary to saved policies 13K and 13L of the Carrick District Wide Local Plan and Paragraph 32 of the NPPF.

- 4 In the absence of a satisfactory mechanism to secure the provision of improvements to necessary attendant education facilities the proposed development fails to accord with saved policy 13K of the Carrick District Wide Local Plan 1998 and Paragraph 72 of the NPPF.
- 5 In the absence of a signed legal undertaking to ensure an appropriate level of financial contribution towards necessary attendant public open space infrastructure the proposed development fails to provide in full for the open space needs of future residents contrary to saved policies 10B and 13K of the Carrick District Wide Local Plan and Paragraph 32 of the NPPF.
- 6 In the absence of a signed legal undertaking to ensure an appropriate level of financial contribution towards necessary attendant waste infrastructure the proposed development would place unacceptable pressure on attendant waste facilities contrary to saved policies 13K of the Carrick District Wide Local Plan 1998 and the former Carrick District Council's Supplementary Planning Document "Waste Storage and Recycling in New Developments" 2007.

You may view the documents relating to this case at this office during normal working hours.

The purpose of this letter is to give information about the Inquiry to those who may be affected by the development which is the subject of the appeal.

Please note that any comments already made following the original application for planning permission and any subsequent comments (unless they are expressly confidential), will be forwarded to the Planning Inspectorate and copied to the appellant, and will be taken into account by the Inspector in deciding the appeal. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <http://www.planningportal.gov.uk/pcs> or by emailing Robert.cook@pins.gsi.gov.uk If you do not have access to the internet, you can send three copies to: The Planning Inspectorate, Mr R Cook, Room Room 3/26 Hawk Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 21 October 2014. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or through the Planning Portal website using the following link: <http://www.planningportal.gov.uk/pcs>.

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully

Sandra Oram

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Planning and Enterprise Service**

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