

High-quality homes planned for St Austell

About the proposals

- Mix of 2,3,4 bed homes with gardens and off street parking
- Redrow builds good sized, high quality and traditional homes
- Site is in St Austell's growth area
- Logical and sustainable location for development

We are preparing a planning application to develop the site at Coyte Farm to provide a mix of 2, 3 and 4 bedroom homes in a sensitively designed layout with large front and rear gardens and off-street parking.

Redrow builds good sized, high quality, traditional homes that reflect local character and are in keeping with existing homes in the area.

The site is in the south west part of town where development for St Austell has been planned. The site extends the neighbouring Trewiddle Farm development, which received planning permission for 460 homes and facilities. We therefore believe that Coyte Farm provides a logical and sustainable location for development to take place. The map on the right shows the proposed layout of the site.



Access and parking

- Two 'off road' spaces per home
- Sustainable transport links
- Travel plan
- Improvements to local road network

The site would be accessed off the A390. We are working with transport consultants Hydrock who have carried out a detailed assessment of the transport impacts and will propose a package of improvements to make sure the surrounding road network is safe and improved for all users.

We have made sure that there will be adequate parking, with two 'off road' spaces per home leaving all roads free for visitors or those people who have a third car.

Sustainable travel would also be encouraged and promoted through a Travel Plan as the site would be well-connected with cycle and pedestrian routes.

If you have any comments or suggestions, please fill out our freepost feedback form on the right.

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Sensitive landscaping and design

- Landscaping to a high standard
- Includes public open land, a children's play area, community orchard and a wetland/pond
- Retain existing trees and hedgerows
- Planting additional hedgerow species to enhance local wildlife habitat and provide screening

We know the importance of good design and the site would be landscaped to a high standard. This would include public open land, a children's play area, community orchard and a wetland/pond. This would create a sense of place for the community.

Where possible we would retain existing trees, particularly the two denser areas of woodland that border the site. All existing hedgerows would also be retained, except where breaks are needed for roads and pedestrian routes, and additional native hedgerow species would be planted to enhance wildlife habitats and provide screening.



Please tear off this slip and return it to us.

No stamp or further address details will be required.

Name:

Address:

Post Code:

Email Address:

Phone number:

1. Where do you think extra housing and affordable housing within St Austell should be sited?

The South West of the town Elsewhere

2. Are you happy with the proposed design and layout of the homes?

Yes No

3. Do you support these proposals for more housing, including affordable housing, in St Austell?

Yes No

4. Please provide any general comments you may have or issues that you would like to be considered.

If you have any additional points please email redrowhomes@newgatecomms.com

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Public exhibitions and how to get in touch

Come along to our public exhibition where you can view and discuss our plans.

St Austell Conference Centre

13 July, from 3pm to 7.30pm

Before we submit our application, we would like to hear what you think about our plans and we will consider all feedback ahead of submitting an application to Cornwall Council.

*These details will put you in touch with Newgate Communications, who are managing responses on our behalf.

You can provide feedback in the following ways:

By coming to our public exhibition and completing a feedback form

Completing this online survey
www.surveymonkey.co.uk/r/RZ62Y9Y or
 completing the form and returning it to us

Emailing: redrowhomes@newgatecomms.com

Phoning: 0800 169 6507

Writing to: freepost CONSULTATION RESPONSE
 (no stamp or further address required)

freepost
 CONSULTATION RESPONSE

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This newsletter updates you on Redrow Homes' plans to build a high-quality development of around 150 homes on its site south of the Truro Road at St Austell.

Affordable housing

These proposals will deliver much needed affordable housing for St Austell with 30% of the scheme due to be affordable housing, including a mixture of 1, 2, 3 and 4 bedroom houses and flats, these homes would go a significant way towards meeting the need for housing in the town. There would be homes available via shared ownership and affordable rent. We are also working with the community and are exploring options to provide additional affordable housing to that which is already proposed.



Site in relation to St Austell

We want to deliver a development for St Austell that makes a positive contribution to the area, where local people are proud to live.

Cornwall Council planners have supported the principle of development on the site but felt a retail led scheme was not appropriate.

Redrow has taken these concerns on board when developing plans for the site and has produced a masterplan for a sensitively designed housing development, which would help meet local housing

need. The proposals would also include affordable housing and create local jobs, which will provide a significant benefit to the local economy.

Before we resubmit our application to Cornwall Council, we want to hear your views on our plans. We will be holding a public exhibition in the area on 13 July and there will be other ways where you can let us know what you think. See page 4 for more details.

Your feedback will be considered as we finalise the application.



If you have any questions or require further information, please phone 0800 169 6507 or email redrowhomes@newgatecomms.com