

Welcome

Welcome to our public consultation event in relation to proposals for new homes off Old Coach Road in Playing Place.

The initial proposals, which are now being consulted on, will seek to deliver a scheme of high quality energy efficient homes, 35% of which will be affordable.

The plans demonstrate that there is the potential for up to 70 new homes. The site has been identified as a suitable location for providing housing to meet the need in Cornwall generally along with the need for affordable homes in the local area specifically.

Today’s event is a chance to comment on our initial ideas and is the first of two public engagement sessions. We will also continue to keep the Parish Council updated on progress.

Legacy Properties are an experienced and premium house builder who have built a reputation for building attractive and sustainable, high-quality homes in Cornwall. They have a reputation for delivering housing that goes far and beyond the standard requirements of planning policy and housing itself, as exemplified by their numerous awards.

Legacy Properties and members of the project team invite you to discuss the proposals on Land at Old Coach Road, Playing Place and answer any questions you have.

The scheme presented is a ‘work in progress’ concept approach and has been prepared to demonstrate what might be possible on the site. The plans will be adapted in light of comments received and before a planning application is submitted.



Planning and Policy Context

The National Planning Policy Framework requires all Councils to identify a supply of development sites sufficient to meet 5 years’ worth of local housing need calculated by the Standard Housing Methodology provided by the Government.

Following changes to the Standard Housing Methodology in December 2024, the revised housing number for Cornwall is 4,421 dwellings per year. The Council have previously planned for around 2,600 homes per year. This increase means that the Council cannot demonstrate the required 5 year supply of housing land.

Because the Cornwall Local Plan is over 5 years old and the Council are unable to demonstrate a 5 year supply of housing land against the relevant number of homes required, the presumption in favour of sustainable development then applies, meaning that proposed developments should be granted planning permission unless their adverse impacts “significantly and demonstrably” outweigh their benefits (this is often referred to as the ‘tilted balance’).

The presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision-making. It does however impact the weight given to relevant policies and to the National Planning Policy Framework where policies are deemed out of date. However, the Framework is clear that development should be directed to sustainable locations.

Cornwall Council published an Interim Policy Position Statement in April 2025 to explain how the presumption in favour of sustainable development will impact on decision making for planning application. The document can be viewed on the Council’s website here:

<https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/interim-policy-position-statement/>

In the Statement the Council confirm that:

We will give significant weight to the delivery of housing at all scales of sites to deliver a step change in housing. An additional focus on scales of housing that are more deliverable in the short term will be important to providing this step change by allowing Small and Medium Enterprise builders to deliver sites quickly.

In practice this means that a larger range of settlements will need to accept growth. This is important, because housing growth supports facilities and services and provides the homes that we all need. Cornwall is a rural county and therefore what is sustainable growth here will differ from large urban areas. The development of housing across a range of our settlements reflects that sustainable settlements are not defined purely by their size or place in a hierarchy, but by how they function and the presence of a range of services, facilities and connections to other places.

What does this mean?

The Statement advises that more sustainable settlements will be generally characterised as having a wider range of services and facilities and employment opportunities either within the community or adjoining communities and that these might include but are not limited to a mix of services or facilities like shops, community meeting places and schools.

Affordable Housing need

Cornwall Council have confirmed that the HomeChoice registered local housing need in Kea is currently 62 households seeking affordable homes.

If the proposed development is for 70 dwellings, 35% of these new dwellings would be provided as affordable homes. This means that 24 new affordable homes would be provided which would contribute significantly to meeting the existing need within the community:

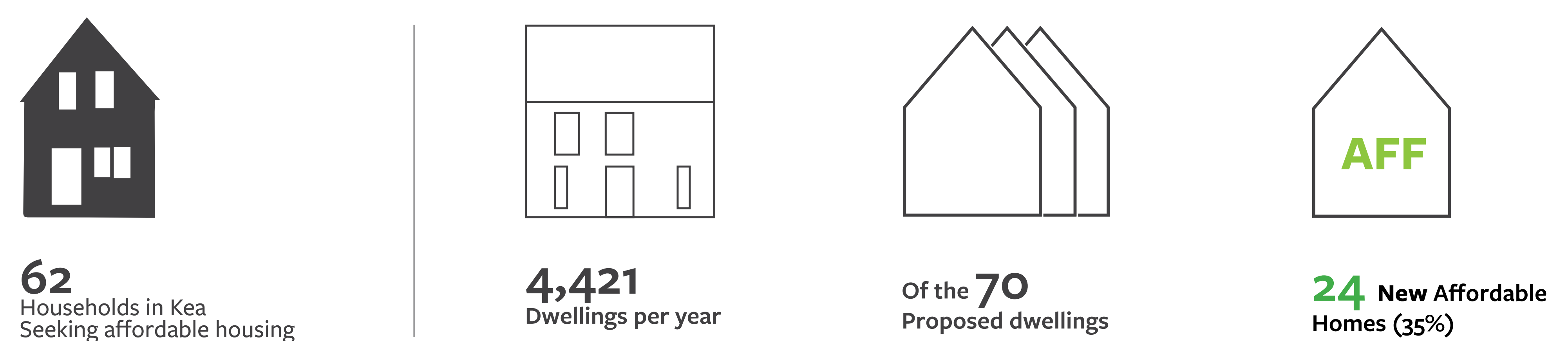
Cornwall Council’s request for the mix of affordable homes for a scheme of 70 dwellings

Tenure	Property Type	Number of Dwellings
Social Rented Dwellings	1 Bed/2 Person Maisonette	4
	1.5 Bed/2 Person Bungalow	2
	2 Bed/4 Person House	2
	3 Bed/5 Person House	2
	3 Bed/6 Person House	1
	4 Bed/8 Person House/Bungalow	1
	Sub-Total	12
RP Shared Ownership Dwellings	2 Bed/3 Person House	2
	2 Bed/4 Person House	6
	3 Bed/5 Person House	4
	Sub-Total	12
	Grand Total	24

The Council have requested that 6 of the affordable homes are provided as what are known as ‘accessible dwellings’ meaning that they will be designed to be easily accessed and used by most people, including those with limited mobility or designed to be fully accessible for wheelchair users.

In addition to the provision of affordable homes on site, the Council have also requested a financial contribution of £69,750 towards the provision of affordable housing.

The proposed affordable homes would be secured by a Section 106 legal agreement.



The Site

To inform our understanding of the site and its surroundings, a series of technical studies have been undertaken.

Whilst a number of studies have been undertaken across the area, there are very few technical constraints associated with the site itself. The plan below and accompanying information provides a general summary of some of the key considerations that have been taken into account when developing the initial proposals. Surveys and further reporting are on-going with final reports and findings to be submitted alongside the Planning Application.

Access: The site is accessed via a set of field gates in the northern western boundary onto Old Coach Road leading to the village centre to the south and primary school to the north. On the southern side of Old Coach Road there is an existing footway which connects to a public right of way running immediately west of the site, linking Old Coach Road to Carlyon Road. This is situated to the rear of properties fronting Old Coach Road and is separated from the site by a mature tree planted bank within the southern section. The site benefits from being located within an easy walking or cycling distance from the town centre, and Carlyon Road to the south is a designated cycle route.

Site topography: The site is south facing and generally falls in a south easterly direction at a 1:9 gradient. Aside from falling away in the north eastern corner, it is generally flat in the northern half of the site with a high point of +92m AOD. The southern half of the site falls away at a constant gradient to a low point of +73m AOD in the south eastern corner.

Flood risk and drainage: Flood risk and drainage: According to the Environment Agency Flood Map for Planning, the site is entirely located in Flood Zone 1, indicating a low risk of flooding from rivers and the sea. The Risk of Flooding from Surface Water map shows that the site is not at risk of flooding from this source. Surface water runoff from the development will be managed using Sustainable Drainage Systems (SuDS). The site is within a Critical Drainage Area which means that particular care will need be taken to ensure that the proposal replicates natural ground and surface water flows and decreases surface water runoff.

Heritage: South West Archaeology’s have completed a heritage statement with the appraisal identifying direct impacts associated with the proposed development of the site. The geophysical surveys reveal a busy archaeological landscape similar to many other sites in Cornwall, representing the usual type and range of archaeological features encountered in lowland Cornwall.

The historic Ordnance Survey maps show, in the south west corner of the site two enclosures both of which are now Scheduled. The larger one is likely to be the playing place (plain-an-gwarry) that gave the settlement its name. Completed geophysical surveys show the full extent of these features, which now largely survive only as below-ground archaeological features.

Consultation is underway with both Historic England and Cornwall Council’s heritage team to ensure that the context provided by the Scheduled Ancient Monuments is fully understood and taken into account, along with the potential opportunity to enhance this asset as part of a scheme.

Other than the Scheduled Monuments, there are relatively few designated heritage assets in the local area. Most would be screened from the housing by the topography, or else setting makes a less of a contribution to their overall significance than other values.

Landscape and visual appraisal (LVIA): LVIA work has been commenced to understand landscape and visual impact issues and to inform the emerging proposals.

The site does not sit within any National Landscapes, conservation areas or SSSIs with the closest National Landscape being the South Central Coast (formerly AONB).

Ecology: Plan For Ecology have conducted a Preliminary Ecological Assessment of the site. No part of the site lies within a designated wildlife site and there are no statutory designated sites present within 1km of the site. Within the site there is one habitat that has been assessed as being of ‘Local Value’, the species-rich native hedgerows.

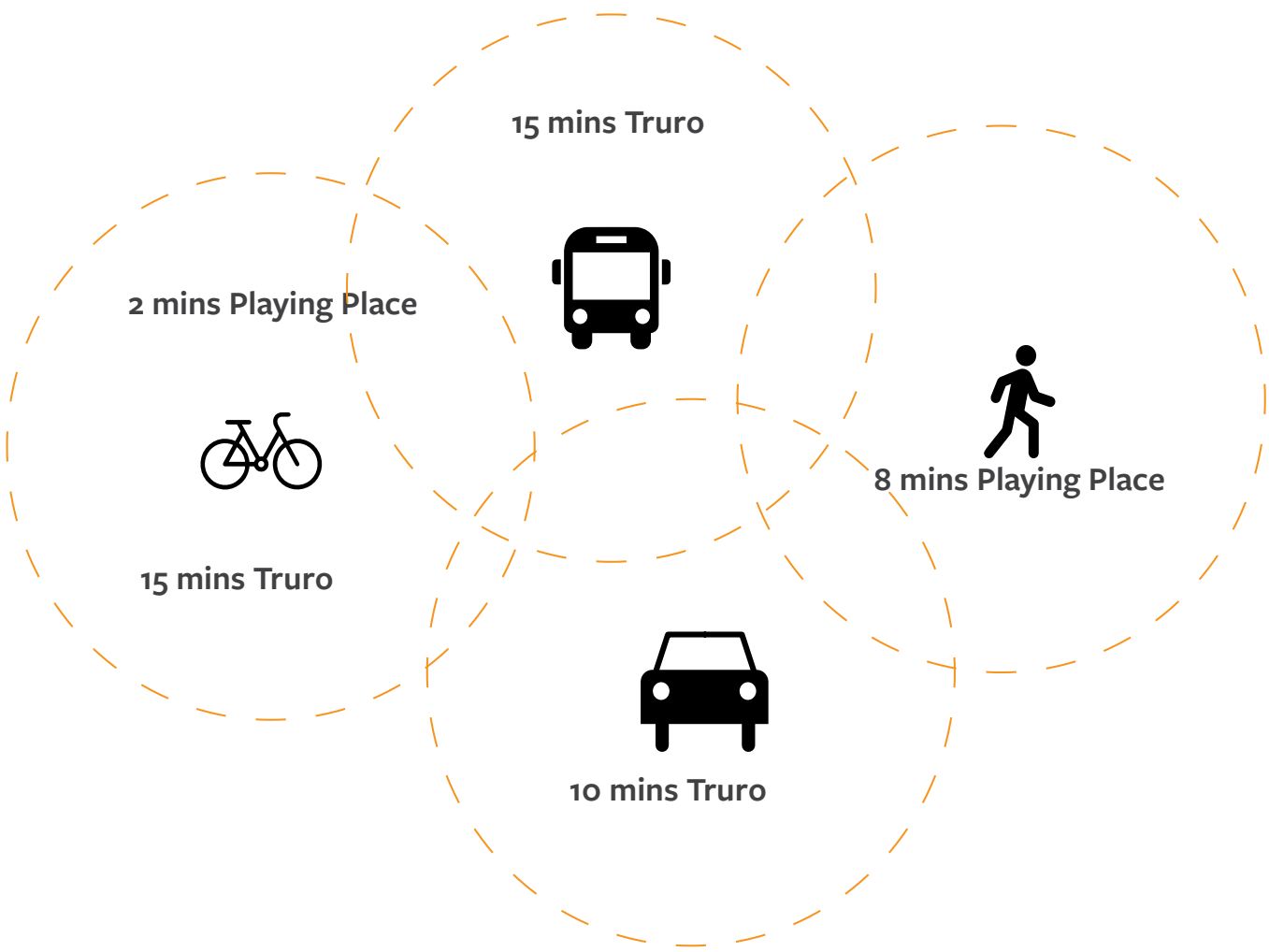


The Approach

The illustrative concept identifies some of the key ‘moves’ that could be made to work positively with the technical constraints of the site, creating a foundation for landscape led place making and the basis for a balanced sustainable neighbourhood.

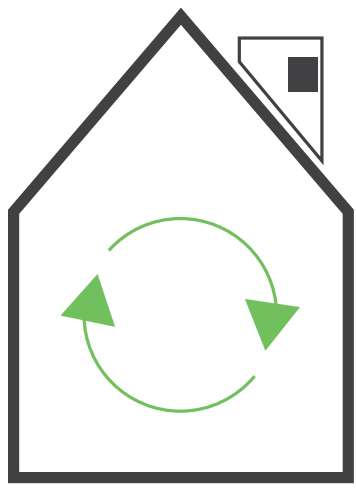
The Vision identifies that the following master plan objectives need to be successfully shaped and integrated to create a successful development:

- Density and character
- A balance of housing types
- Level of affordable housing
- Sustainable housing design
- Sustainable transport
- Biodiversity
- Heritage (Scheduled Monuments)



Improved access

Proposal Aspirations



High quality

Energy efficient homes



3.8 ha

Open green space



Protection and Enhancement of Heritage



24 homes

Affordable homes (35%)



The Proposal

The concept approach plan shown on this panel provides a number of ideas about what the proposed development might include and how it might be shaped.

The plan has been designed around a street hierarchy and pattern of development platforms that responds to the existing topography, preservation and celebration of the scheduled monuments and establishes a foundation for great quality place-making including new and enhanced landscaping. As such the plan is defined by a distinctive green setting which enables the development to integrate positively with its rural setting.

The composition of the plan is intentionally rectilinear to respond to the local vernacular and create a variety of forms that responds to the topography and the setting. This is framed within a hierarchy of streets and open spaces that establish a well-connected walk-able place.

Existing development

- 1. Existing context
- 2. Existing field grid
- 3. Existing trees and landscape features
- 4. Ancient monument

New development

- 5. Setting up the parcels
- 6. Strategic green breaks
- 7. Principle route
- 8. Development blocks
- 9. New tree planting
- 10. Existing hedgerows retained and enhanced
- 11. Open spaces including drainage



Next steps

Following today’s event, the team will review the feedback received. This will be taken into account as the plans for the scheme are progressed. A second in person consultation event will be held in September / October 2025.

If you feel that you would like to complete your feedback form upon later reflection, please visit our website and fill in the comment form.

Thank you for taking the time to attend today and the team looks forward to receiving your thoughts.



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