

Plans to build 70 homes in Porthleven, Cornwall off Wellington Road



A developer has approached Cornwall Council with plans to build 70 new homes on land in Porthleven.

Robertson Developments has submitted a pre-application enquiry regarding the proposals for 4.5 hectares of land off Wellington Road. It follows an enquiry last year about proposals to build 62 homes on the site which council planning officers said would be “generally acceptable in principle”. That enquiry was on the basis that 30% of the new homes would be affordable.

The developers have now asked the council whether the increase of properties to 70 would be acceptable, and for feedback on the proposed design of the development. Under the plans there would be a mix of properties with two, three or four bedrooms. The pre-application form states: “The pre-application is requested to have feedback on and discuss the revised design, mix and approach to the development as this seeks to resolve the previous feedback.”

The latest pre-application request makes reference to a previous letter last June. This said that following a site meeting an alternative plan had been provided, showing a centrally positioned highway through the site, with three cul-de-sac developments to the east of the site. The proposed site is made up of Grade 2 agricultural land comprising three fields. Bordering the site to the west is Gibson Way.

The letter adds: “The land is Grade 2 agricultural land and is located outside of the built form of the town; however what is key in this case is that the Porthleven Neighbourhood Plan has recently been adopted and its policies are key to this site.”

At the time the HomeChoice register indicated that in Porthleven there were 148 households needing affordable housing. Of these, 39 households were people aged 55 or over requesting one and two bed accommodation, and one household needed one-bedroom wheelchair accessible housing.

There were none at the time registered with Help to Buy South looking for affordable homeownership.

Giving advice at the time, a planning officer from Cornwall Council said: “Based on the current proposed level of affordable housing you would need to provide an additional dwelling in order to meet the 30% requirement otherwise you will be liable for an offsite contribution towards affordable housing.

“I would advise that, based on your final scheme, that you ensure any housing mix is compliant with the needs of the area and meets the percentage requirements.” It is also advised that in order to be more representative of current housing need, the provision of one-bedroom maisonettes and 1.5-bedroom bungalows are highly recommended.”

For more information about the plans search for planning application number PA23/00071/PREAPP.