

04/03/2021 - By email

Hi Lisa,

In regard to your letter of 2 February and responses you require to support your report, we attach our notes which are a combination of CIOS and our text (in blue). I am aware that CIOS has discussed some of these items already, but these are here for record. Time has obviously passed whilst waiting for the Historic England comments which are still pending. But as noted below, CIOS Client felt the 12 units responded well to the issues HE raised on building on the western flank, and so we are running with the 12 plots rather than 13 and updating the pack accordingly.

We are currently updating the KTA residual drawings and our D&A Statement to support and refer to the 12 plots rather than 13.

Kind regards

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KTA Notes in Blue

1. Design Code and Plot Passports - updated Design Code received, there are a few final amendments required. Action: Sian to follow up with Luke and pass on to Planning. **KTA - as discussed with CIOS, Plot Passports will be provided to prospective self-builders to guide it through the RMA that it makes on its preferred plot. It is envisaged that the Duchy will have some oversight on the Plot Passports as these will have some commonality with the Design Code that it is producing.**
2. Heritage response - amendments to layout to allow for reduced visual impact on western portion of site; Plot passports would accompany the layout and set the developable footprint for each plot (Action: KTA finalise layout) **KTA NOTE- Plot Passports - We are discussing exact content with CIOS. Heritage matters - KTA has reviewed the comments made by Historic England. To ease the concerns made we have omitted the semi-detached dwelling on Plot 10/11. This has a higher ridge line than the detached dwellings and is of a larger scale visually. Accordingly, we have replaced this with a single dwelling of smaller scale and footprint. The advantage is that the smaller footprint allows us to move this property back away from the western zone of the site. In tandem we can also move Plot 09 back as well. The cumulative effect is that the openness on the western part of the site is much improved but results in the loss of a family dwelling from 13 to 12 plots.**
3. Archaeology - As CIOS do not yet own the site which is currently farmed, and the recommended evaluation works are considered very intrusive; we propose that this be included as a planning condition. Receiving planning consent would allow the current landowner to progress the transfer of the site to CIOS and enable us to carry out the trenching without having an impact on the current agricultural tenant, prior to the allocation of site for self-builds and reserved matters applications. Action: CIOS agree planning condition wording. **KTA NOTE- CIOS wish this to be dealt with by Condition given the current site tenure to enable trenching as described above. We understand that it has discussed this, and you are considering the appropriate wording.**
4. Fire and Rescue - Action: Campbell Reith complete auto check on fire tender turnaround space on top and bottom roads. **KTA - Discuss with Tristan today and is checking autotrack - produce a drawing to demonstrate compliance etc**

5. Waste - Confirm two options in response would likely be taken forward for the effectiveness/efficiency of securing and collecting waste. [Action: KTA note - preference is please, to Condition this with reference to the two options.](#)
6. Crime - The communal car park will be naturally surveyed by plots 01, 12 & 13, and partially screened to the west by the community orchard, landscaped space and allotments. The IOS are a low crime area, low risk and this should alleviate concern. Concern over partially covered car parking area - I cannot find where this is referenced? No further action. [KTA Note - Reference to partially covered parking area is to be removed.](#)
7. Flood Risk management - No actions. [KTA - We wish to reinforce that no dwellings shall be constructed with a finished ground floor level below a 5m contour. As recommended in the FRA and Drainage Strategy different SuDS components shall be in place prior to construction and the consulting engineer will advise on the mechanism for this. KTA understands from CIOS that appropriate maintenance will be in place to manage the common areas, landscaping, highways etc. The intention is that this would be managed by the Community group and would be set up prior to, or in conjunction with development starting.](#)
8. Adoption of green space and roads - The roads and greenspace will be owned and managed by a community group or Community Land Trust once established. Reference to Travel plan guidance for Cornwall is a mistake and should be omitted from the reports (Action: Campbell Reith) [KTA Note - CR aware and is amending reports.](#)
9. Potential planning conditions and future RMA's
Propose Pre-condition on landscaping detail to allow CIOS to work with the community group and Wildlife Trust to integrate with the landscape.
Propose Pre-condition for stone bank hedging as part of condition for detail landscaping.
Propose Pre-condition Lighting scheme for site to maintain dark skies.
Travel Plan targets - Council is not expected to produce a package of measures. Action: Campbell Reith confirm long-term plans to monitor travel plan targets. *Could this be handed to community group to monitor their own travel/ take out completely?*

Extract from 5.7 of Travel Plan: *The Travel Plan will be secured by planning condition and the costs to cover Travel Plan monitoring will be secured by a Section 106 Planning Agreement. The funding of the Travel Plan and its proposed measures will be the responsibility of the developer.* Action: Campbell Reith - to take out this extract from report to confirm this will not be utilised.

10. Principle residence vs. S106 - Cascade process for buy back - future sales would come to CIOS first. Register the principal residency condition on Land search/land registry so that this would be flagged with the solicitor. Action: CIOS to discuss further with LW/Planning. [KTA- We understand that Planning is reviewing the approach to wording on this matter.](#)