

PENTEWAN VALLEY PARISH COUNCIL

CALL FOR SITES CONSULTATION – FEBRUARY 2025

Key to Responses

1. The site has potential for development to commence within 3 years (e.g. landowner interest and no significant issues)
2. We would support the site being developed to meet housing needs in advance of our next Neighbourhood Development Plan or the next Local Plan
3. We would consider a Neighbourhood Plan allocation on this site or support a Local Plan allocation
4. There are practical constraints that would hinder development of the site. Please specify below e.g.: environmental designation, local character, access difficulties, infrastructure requirements, amenity issues, contamination/pollution, flooding/coastal erosion, ground conditions/stability, topography tree cover, ownership issues, legal issues, market viability
5. None of the above

SITE REFERENCE	SITE DESCRIPTION	PARISH AREA	SITE RESPONSE (See Key)	NOTES	PARISH COUNCIL COMMENTS
268737 (2011)	Adj. Mount Edgcumbe Hospice 2.75ha residential	Pentewan Valley	3	Land in between Mount Edgcumbe Hospice, Rugby Club and Penrice Hospital. Narrow access. Pre application advice for residential development of up to 40 units. Advice not published.	Detached from existing neighbourhoods and services. High landscape value. Could be viewed as infill.
268736 (2011) Pt.	Porthpean Road residual residential	Pentewan Valley	4	Land behind Wainhomes Porthpean Road development. Near flood zone. Surrounding a Grade II listed building.	High landscape value. Flood zone 3. Contains a Grade 11 listed building. Good agricultural land.

267652 (2025)	Gewans Farm 28.56ha residential, other	Pentewan Valley	4	As above.	High landscape value. Flood zone 3. Contains a Grade 11 listed building. Good agricultural land.
268044 (2025)	Southbourne Road East 2.65ha residential	Pentewan Valley	4	Near flood zone. Next to A390.	Steep site. Flood zone 3. Adjacent to A390. Good agricultural land.
268738 (2011)	Southbourne Road West 6.48ha residential	Pentewan Valley	4	As above.	Steep site. Flood zone 3. Adjacent to A390. Good agricultural land.
268015 (2025)	Trevanion Road 6.69ha residential	Pentewan Valley	3	Flood zone. Near electricity distribution site.	Steep site. Flood zone 3. Adjacent to A390. Includes electricity distribution site.
267376 (2025)	South of Sawles Road 23.32ha residential	Pentewan Valley	4	Flood zone. Narrow lanes. Next to Pentewan Road.	Flood zone 2 and 3. Steep site – high landscape value. Poor access – narrow lanes. Very good grade 2 agricultural land.
267399 (2025)	Trevanion Road behind hotel 0.47ha residential	Pentewan Valley	3	Overgrown land behind Travelodge.	Poor access.
268388 (2012- 15)	Tregorrick residual residential	Pentewan Valley	4	Pond on the site. Woodland. Flood zone. Stream.	Pond on the site. Woodland. Flood zone. Stream. High landscape value. Poor access.

					Includes good agricultural land.
268387 (2012-15)	Pentewan Road 5.19ha residential	Pentewan Valley	2	PA21/12707 Hybrid planning application consisting of full planning permission for the erection of 80 dwellings (Use Class C3) and outline planning permission for 2,000 sqm of commercial, business and service space (Use Class E), provision of part of new link road, public open space, drainage and associated infrastructure Planning approved 14 th February 2025.	Outline planning permission granted. Flood zone. Need to ensure link road is completed between Pentewan Road to A390.
267435 (2025)	Land south of Trewhiddle 30.94ha residential commercial nature	Pentewan Valley	3	Large area of land between the Trewhiddle Wainhomes development and Trewhiddle	Flood zone. High landscape value.
267326 (2025)	Trewhiddle retail areas 4.33ha residential	Pentewan Valley/St Austell	2	Previously approved as a commercial area. Trewhiddle Wainhomes estate.	Principle of development accepted. We still hope that the developer would consider providing a retail unit on this site.

267956 (2025)	Rocky Park Truro Road 7.55ha residential	Pentewan Valley	4	<p>Land in between Trewhiddle Wainhomes estate and Tregongeeves depot. Next to a former quarry. Coyte Farm site previously refused.</p> <ul style="list-style-type: none"> • PA18/02225 Construction of 150 homes, public open space, landscaping and all associated infrastructure works. <p>‘The proposed scale of development would result in an urbanising effect on the character and appearance of the area, resulting in an adverse impact upon the character and appearance of the settlement and the wider landscape area including Heritage assets most notably the grade II* listed St Mewan Church.’</p>	High landscape value. Outside the valley of St Austell.
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