Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

Correspondence received from residents

Email 1

We are writing about the proposal to build 78 homes on the fields off Bassett Road, planning application PA26/07229.

We live here for more than 20 years. We raised our children here, and over that time this has been our family home and the area we know.

We are strongly opposed to the proposed development and would like the Parish Council to object to it.

Our main concern is that this is a very large change to an established part of Illogan, and we do not believe the consequences for the people already living here, or for the surrounding land, have been given sufficient weight.

The roads are already under pressure

Anyone familiar with Bassett Road will know that traffic does not always move freely along it. Parked cars narrow parts of the road, particularly around the shops and other local facilities, and drivers sometimes have to wait for vehicles coming in the opposite direction.

The area around the roundabout can become congested, and we are concerned that more vehicles using these roads will only add to the problem.

Robartes Terrace is also a residential road where people walk, children grow up and families go about their daily lives. We are concerned about vehicle speeds and the safety of pedestrians.

We find it difficult to accept that a development of 78 homes would not have a noticeable effect on the surrounding roads. Even where a household has only one car, there are still journeys to work, school, shops and appointments, as well as visitors and deliveries.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

The applicant's traffic forecasts may be based on recognised methods, but figures on a page do not always convey what it is like to use these roads when cars are parked and traffic is trying to pass in both directions.

We are also concerned that parking restrictions, if proposed as a solution, could simply push existing vehicles into other residential streets. That would not remove the need for parking.

In our view, the existing road layout and parking difficulties are a significant reason why this location is unsuitable for a development of this size.

These are working fields, not spare land

Another major concern is the loss of the two agricultural fields.

Both fields have recently been growing cabbages. This matters to us because the land is clearly being used for a purpose. It is producing crops, and it has an agricultural future if it is left as it is.

We understand that the land has been assessed as Grade 3b. Even so, we believe there is something deeply concerning about permanently building over fields that are currently being cultivated.

Once houses and roads are built, that land cannot simply be returned to growing crops.

We hear a great deal about the importance of protecting the environment, responding to climate change and supporting food production. We believe keeping productive agricultural land should be part of that discussion.

We are also concerned about what the development would do to the appearance and character of the area. The open fields and their boundaries have been part of this setting throughout the years we have lived here.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

The applicant's own landscape assessment acknowledges adverse effects from replacing the fields with housing. We do not think those effects should be brushed aside on the basis that new planting may soften the appearance of the development in years to come.

A landscaped housing estate is not the same as an open agricultural field.

What happens to the existing natural environment?

The fields do not exist separately from the surrounding hedgerows, trees and gardens. Together, they provide green space and routes through the area for wildlife.

We worry about the effect of introducing a substantial number of homes, roads, garden boundaries and outdoor lighting into this environment.

We appreciate that the application includes proposals for new planting and biodiversity improvements. However, these are predictions about what may become established in the future. They do not change the fact that the existing fields and their surroundings would be permanently altered.

We would much rather see the existing green environment retained than rely on new habitats being created after development.

The effect on people who already live here

We have spent more than two decades living in Robartes Terrace. We know that places change, and we are not suggesting that nothing should ever be built in Illogan.

But there is a difference between gradual change and placing a development of 78 homes immediately alongside an established residential area.

The new buildings, boundaries, lighting and everyday activity would permanently change the surroundings of existing homes and gardens. We believe that matters, even where some of the proposed properties are bungalows.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

Our concern is not simply about disruption while houses are being built. It is about what this part of Illogan would be like once the development was completed.

We do not believe the existing residents should be expected to accept such a substantial change without proper weight being given to the effects on their living conditions and the character of the area.

Illogan is facing more than one proposal

We are also concerned that this is not the only substantial housing proposal affecting the parish. There is a separate application for 40 homes at Mary's Well.

Taken together, the two proposals could mean 118 additional homes in Illogan.

Although they are separate applications, we believe their combined effect on local roads and services deserves serious consideration. The village and its existing residents would have to live with the consequences of both developments.

Why we are asking you to object

We know that affordable homes are needed, and we would not want our objection to be taken as opposition to people having somewhere suitable to live.

Our objection is to building 78 homes on these particular fields, in this location, with the consequences we believe it would have for the surrounding roads, agricultural land, landscape, wildlife and neighbouring residents.

Having lived here for so long, we feel strongly about protecting what makes this part of Illogan a good place to live.

We do not believe that additional planting, changes to the layout or parking restrictions would overcome our fundamental concerns about developing this site.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

We therefore ask Illogan Parish Council to submit a formal objection to PA26/07229 and to recommend that Cornwall Council refuse planning permission.

We would appreciate confirmation that our letter has been received and will be shared with councillors before the application is discussed.

Email 2

We understand that the Climate, Environment and Planning Committee is scheduled to meet on Wednesday 4 November, and we would be grateful if our objection could be brought to councillors' attention when PA26/07229 is considered.

We live at Robartes Terrace, where our rear garden directly adjoins the proposed development site. We have reviewed the application documents and submitted our objections to Cornwall Council.

We fully recognise the need for affordable housing in Cornwall. However, we strongly oppose this particular application because of its location, scale and potential effects on the surrounding roads, existing residents, productive agricultural land, wildlife and the character of this part of Illogan.

We are asking Illogan Parish Council to consider submitting a formal objection to the proposal.

1. Existing traffic, speeding and road safety

One of our greatest concerns is whether the surrounding roads can safely accommodate additional traffic from 78 new homes.

We regularly observe vehicles travelling at speeds that appear to exceed the 20 mph limits on Robartes Terrace, Bassett Road and Alexandra Road, particularly along Robartes Terrace.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

This is not limited to rush hour. We see and hear vehicles travelling too quickly throughout the day, including during school-run periods when children, families and other pedestrians are using the roads.

We are also concerned about the existing congestion on Bassett Road near Morrisons Daily and the roundabout. Vehicles parked along one side of the road can leave insufficient room for traffic travelling in both directions to pass at the same time. This causes drivers to wait for oncoming vehicles and can result in queues extending back towards the roundabout.

These are existing road conditions, before any additional traffic from the proposed development is introduced.

We also note that Illogan Parish Council's Climate, Environment and Planning Committee discussed highway safety and parking on Bassett Road and surrounding roads at its meeting on 1 July 2026. The minutes record concerns about increased traffic and on-street parking, and the Committee unanimously resolved to ask Cornwall Council Highways to investigate possible yellow-line restrictions.

We believe this is significant because it demonstrates that concerns about the existing road conditions have already been formally recognised. However, **introducing yellow lines would not, in itself, demonstrate that Bassett Road could safely accommodate the additional traffic generated by 78 new homes.** While parking restrictions might improve the flow of vehicles along certain sections, they would not reduce overall traffic volumes and could displace existing parking into surrounding residential streets. We therefore believe the development's highway impacts must be assessed independently of any proposed parking restrictions.

There are already parking pressures associated with existing homes and local businesses, including Morrisons Daily, Boots pharmacy, Homecroft Surgery and The Robartes Arms. Residents, staff, customers, patients and visitors all contribute to the need for parking in the area, alongside deliveries and vehicles stopping for short periods.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

We are concerned that additional traffic could make these existing difficulties worse.

We ask the Parish Council to request that Cornwall Council's highways officers examine actual vehicle speeds, existing parking demand, queueing near the roundabout, pedestrian safety and the potential displacement of parked vehicles before determining whether the proposed development can be safely accommodated. We believe these assessments should reflect real conditions during a busy, typical working week, including school-run periods and peak commuting times, as well as during the summer holiday season when visitor traffic may place additional pressure on local roads and parking. Assessments carried out only at quieter times may not provide a representative picture of the difficulties already experienced in this area.

2. The applicant's traffic predictions and parking provision

The applicant's Transport Statement forecasts 23 two-way vehicle movements between 8–9 am and 34 between 5–6 pm, with 143 parking spaces proposed, including visitor spaces.

We question whether these figures adequately reflect the realities of traffic and parking in this part of Illogan.

The predicted movements relate to particular peak hours. They do not necessarily capture the effects of school journeys, deliveries, visitors, people travelling at other times of day or the existing bottlenecks caused by parked vehicles.

The Transport Statement also refers to Census data showing that 46.7% of households in its comparison area have two or more cars. We believe it is reasonable to question whether the assumptions used for vehicle ownership and trip generation accurately represent the likely demands of 78 additional households.

We are not suggesting that every new household would own two cars. However, the proposed parking provision and traffic forecasts need to be considered together, alongside the existing demand for on-street parking in the surrounding area.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

We ask whether parking surveys have been undertaken at representative times, including weekday working hours, school-run periods and evenings, and whether the assessment has properly considered how the development may affect the roads people already use.

We do not believe it is sufficient to assess the proposed estate in isolation without fully considering the existing traffic and parking conditions.

We are also concerned about how the proposed parking provision has been justified against Policy TT2 of the Illogan Neighbourhood Development Plan, which expects off-road parking provision related to the number of bedrooms unless a lower provision can be justified. The proposed development includes larger family homes, and we question whether the overall parking arrangements will adequately accommodate residents and visitors without adding pressure to surrounding roads.

The applicant's Transport Statement also refers to earlier pre-application advice that a dedicated pedestrian crossing point was likely to be required on Bassett Road. We are concerned about whether the proposed crossing arrangements would provide safe access for pedestrians, particularly given existing parked vehicles and concerns about vehicle speeds.

3. Cumulative impact of other proposed housing

We are also concerned about the wider impact of additional housing developments proposed across Illogan.

Alongside the 78 homes proposed under PA26/07229, there is a separate application for 40 homes at Mary's Well under PA26/04237.

If both developments were approved and built, this would mean 118 additional homes within the parish.

We recognise that these developments may use different roads and that their traffic impacts cannot simply be added together. Nevertheless, we ask whether their cumulative effects have

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

been adequately considered wherever they may place additional demands on the same road network, local services and infrastructure.

We believe existing concerns about traffic, parking and pedestrian safety should be addressed before further pressure is placed on the surrounding area.

4. Permanent loss of two productive agricultural fields

On the morning of 28 October 2026, **we observed that both fields proposed for development were growing cabbages.**

We have attached photographs taken on 28 October 2026 showing the cabbage crop growing in the field immediately behind our home, together with its wider agricultural setting.

These are not simply unused grass fields or vacant green space. They are actively cultivated agricultural fields currently being used to grow food. The field immediately behind our garden also grew daffodils earlier this year.

We believe this is an important consideration that should not be overlooked.

With increasingly unpredictable weather, including wet winters and hotter, drier summers, alongside concerns about food security, transport costs and reliance on imported produce, we question the long-term wisdom of permanently removing land that is currently capable of producing crops.

Once these fields are covered by houses, roads, parking areas and gardens, their existing agricultural use would be lost.

We understand that the applicant's Agricultural Land Classification assessment identifies the site as Grade 3b, which is not classified as best and most versatile agricultural land. However, the fact remains that both fields are currently productive and growing food.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

We ask councillors to consider the permanent loss of this agricultural use alongside the wider landscape impacts of the development.

We are also aware of other areas of land around Illogan, including fields off Cot Road, which appear to be predominantly grassland rather than currently cultivated for food crops. We recognise that grassland can itself have agricultural and environmental value, and we are not suggesting that these fields are necessarily suitable or available for housing. However, we question whether reasonable alternative locations have been considered before proposing the permanent loss of two fields that are demonstrably in active crop production.

5. Adverse landscape effects acknowledged in the applicant's own assessment

We are particularly concerned by the findings of the applicant's Landscape and Visual Impact Assessment.

The **assessment** identifies **moderate to major-moderate adverse effects** on the landscape features of the site, primarily because agricultural fields would be replaced by residential development.

It also identifies moderate adverse effects on the landscape character of the site's setting and adverse visual effects for people using nearby roads and public footpaths.

Although the assessment anticipates that some visual effects would reduce as new planting becomes established, the development would still permanently replace two open, cultivated fields with housing, roads and associated infrastructure.

We believe these acknowledged adverse effects deserve proper weight when the application is assessed.

Our concern is not simply the loss of a private view. The open fields, established hedgerows and surrounding landscape contribute to the character and setting of Robartes Terrace and this part of Illogan.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

New planting may soften the appearance of buildings over time, **but it cannot recreate the openness of the existing agricultural landscape**.

We ask councillors to examine whether the scale and location of the proposed development are appropriate in this setting and how the proposal complies with the Illogan Neighbourhood Development Plan and Cornwall Local Plan.

We are particularly concerned that the applicant's Landscape and Visual Impact Assessment identifies moderate to major-moderate adverse visual effects for users of public footpath 214/14/1. Even after the proposed landscaping has had seven to ten years to establish, the assessment still anticipates moderate adverse effects.

This demonstrates that the impact would extend beyond neighbouring gardens and would affect members of the public using the local footpath network. We believe this lasting harm to the rural setting and the experience of people using the countryside is a further reason why this development should not be approved.

6. Wildlife, bats and hedgerows

We regularly see wildlife in and around our garden. Hedgehogs and foxes visit, and we have personally observed bats flying over the adjoining field near the mature ash tree in our garden.

We are concerned about the effects of replacing the existing fields with buildings, roads, fencing, gardens and lighting.

The applicant's ecological recommendations recognise the importance of retaining dark corridors for bats and call for a detailed lighting plan.

We question how these dark corridors would remain effective once the homes are occupied, particularly when lighting from individual houses, gardens and outdoor spaces is taken into account.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

We are also concerned about whether hedgehogs and other wildlife would continue to be able to move between the retained hedgerows, new landscaping and neighbouring gardens.

We ask councillors to consider not only the proposed ecological measures on paper but also how they would operate in practice over the long term.

7. Predicted biodiversity net gain

The applicant's Biodiversity Net Gain Assessment predicts increases of 38.47% in habitat units and 28.76% in hedgerow units, including approximately 460 metres of new hedgerow.

We understand that these are predicted improvements, dependent on successful planting, habitat establishment and long-term management.

We ask how these commitments would be secured, funded, monitored and maintained for the required period, generally at least 30 years.

Even if the predicted biodiversity gains are achieved, they would not restore the agricultural use or openness of the two existing fields.

We believe the permanent loss of the existing landscape and habitats must be properly considered alongside the proposed future improvements.

8. Impact on neighbouring homes, gardens, established trees and wildlife

Our rear garden directly adjoins the proposed development site, so we are particularly concerned about the permanent impact of introducing new housing immediately alongside established homes and gardens on Robartes Terrace.

Although the proposed homes nearest our section of Robartes Terrace appear to be bungalows, this does not remove our concerns about introducing new housing so close to existing properties. The proximity of the proposed buildings, changes to ground levels, fencing, lighting and increased residential activity would fundamentally alter the existing

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

setting and could adversely affect the living conditions of neighbouring residents. We do not believe that the proposed layout adequately addresses the consequences of replacing these open agricultural fields with a residential development.

We are also concerned about the mature ash tree close to our rear boundary. This established tree contributes to the character of the area and provides potential habitat, shelter and feeding opportunities for birds, insects and other wildlife. We have also personally observed bats flying over the adjoining field, highlighting the importance of retaining the wider network of trees, hedgerows and green spaces used by wildlife.

Although the ash tree stands within our garden, its roots may extend into the proposed development site. Excavation, service trenches, changes in ground levels and soil compaction from heavy machinery could damage its root system and threaten its long-term health or survival. Damage to a mature tree may not become apparent immediately, and the consequences could be irreversible.

The loss or serious deterioration of an established tree would have consequences beyond our own property, including the loss of its contribution to local wildlife habitat, biodiversity and the surrounding landscape. Newly planted trees would take many years to provide comparable benefits.

Cornwall Council itself recognises the importance of trees through its Forest for Cornwall programme, which promotes increased tree cover, biodiversity and climate resilience. We believe it is equally important to safeguard mature trees that already exist, rather than relying on new planting to compensate for their potential loss.

Our concerns are not limited to construction or to the protection of one tree. They relate to the permanent change from productive agricultural fields to a residential development immediately adjoining established homes, gardens, trees and wildlife habitats.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

We ask the Parish Council to give proper weight to these concerns about residential amenity, the permanent change to the area's character and the potential harm to established trees and wildlife when considering its formal objection to PA26/07229.

We remain opposed to the development of these fields and do not believe that changes to the layout, additional landscaping or further assessments would adequately address our wider objections to the proposal.

9. Drainage and local infrastructure

We acknowledge that the applicant's Flood Risk Assessment places the site in Flood Zone 1 and assesses flood risk as low.

Nevertheless, replacing cultivated fields with buildings, roads and parking would change how rainwater drains from the land.

We ask that the proposed drainage arrangements are thoroughly examined, including how they would perform during periods of prolonged or intense rainfall. We experienced particularly heavy and persistent rainfall in Cornwall last winter, and recent storms have reinforced our concerns about severe weather conditions.

We have also noticed that the proposed site plans show what appears to be a surface-water attenuation pond towards the lower part of the first field. However, we cannot identify an equivalent pond in the second field, which directly adjoins the rear of our property. We appreciate that different drainage methods may be proposed for different parts of the site, but we would like clarification of exactly **how surface water from the second field would be collected, managed and discharged.**

We understand that the lower part of the second field appears to fall outside the proposed housing development area. We are concerned about whether the drainage design has adequately considered the natural movement of water across the entire field, including land

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

that would remain undeveloped, and whether there could be any increased surface-water runoff towards neighbouring properties or adjoining land during heavy rainfall.

Given the recent weather conditions and the permanent changes proposed to the land, we believe these questions deserve careful consideration before planning permission is granted.

10. Existing housing stock and the need for affordable homes

We recognise that Cornwall has a genuine need for affordable housing.

However, we also believe greater attention should be given to retaining existing social housing where practical, bringing long-term empty homes back into use and prioritising suitable previously developed land.

We are concerned about reports of vacant council properties being sold because renovation is considered too expensive. We also note the questions raised by CPRE's 2025 research about whether housing targets adequately reflect the types of affordable and social rented homes local people need.

We understand that these wider housing issues do not, by themselves, determine this planning application. Nevertheless, the need for new homes should not mean that every proposed site is automatically suitable for development.

Our request to Illogan Parish Council

We recognise the need for affordable housing, but we strongly believe that this particular proposal is unsuitable for these agricultural fields. For the reasons set out above, we respectfully ask Illogan Parish Council to **submit a formal objection to PA26/07229 and recommend that Cornwall Council refuse planning permission.**

We are particularly concerned that the applicant's own assessment acknowledges adverse landscape effects, that both fields are currently producing food, and that existing traffic and parking problems may not have been adequately reflected in the transport predictions.

Clerk: Mrs Sarah Rimell

Illogan Parish Council Community Office, Trevelyan Road, Illogan, TR16 4RG

Telephone: 01209 711433

Email: enquiries@illoganparishcouncil.gov.uk

We ask the Committee to give particular weight to highway safety, existing parking and congestion, landscape character, the loss of productive agricultural land, wildlife, residential amenity and the cumulative effects of other proposed developments.

We ask councillors to consider these matters against the relevant local and national planning policies and to request further evidence where necessary before Cornwall Council determines the application.

We would be grateful if this email could be circulated to all committee members before the meeting on Wednesday 4 November.

Thank you for taking the time to consider our concerns.