

Responses to correspondence received regarding the potential 100% affordable housing development at the Former WAAF Site during the month of September 2023 – Agreed at the Full Meeting of Portreath Parish Council held on the 2nd October 2023.

Thank you for your correspondence relating the former WAAF site. Due to the overwhelming volume of correspondence received regarding the Former WAAF Site, the responses to the various correspondence have been consolidated into one document. The response to the specific question you have asked will be included in the responses below as well as other information you might find interesting or useful. Details of all correspondence received is detailed at the end of this response.

Kind regards

Lucy Jose

Lucy Jose

Clerk to the Council & RFO

Why is the current clearance being undertaken?

To facilitate further surveys required by the developers to enable them to submit their planning application. Details of this work can be found in the statement released by Classic Builders (SW) dated 22/09/2023

Please can the council stop the clearance on that the WAAF Site?

No. Portreath Parish Council has signed an option agreement with Classic Builders SW giving them exclusive rights to carry out all required surveys and other investigations which are necessary to determine the feasibility of building a 100% affordable housing development on the former WAAF Site.

Can I have a copy of the Heads of Terms agreement between the council and Classic Builders?

No. This information would be exempt as it is information provided in confidence (S41 FOIA)

It was recorded in the minutes July 31st 2023...no more clearance would be done until planning consent given.

This was a statement made by Coastline Housing, which was correct at the time of the meeting. Further ecological and ground water monitoring surveys have since been requested by Classic Builders (SW).

Can you please explain why the previous commitment by the PC not to permit any further clearance is now being ignored.

This was not a commitment of the Parish Council. This was a statement made by Coastline Housing, which was correct at the time of the meeting. Further ecological and ground water monitoring surveys have since been requested by Classic Builders (SW).

On the diagram circulated it appears the clearance is very close to a badger sett. If the additional clearance work is approved to proceed, we are seeking assurance it will not impact on the badger sett.

Neither the council, Classic Builders SW or Coastline Housing have circulated such document. However, the on the image displayed at the parish Council meeting there were badger setts marked. All clearance works undertaken at the WAAF Site have been under the supervision of professional qualified Ecologists. Further details of this work can be found in the statement released by Classic Builders (SW) dated 22/09/2023.

I am however, like others who have written to you, raising concern about the land clearance that is taking place in advance of the planning process. We were assured by the parish council's commitment not to allow further development, which can be referenced in the PPC minutes.

This was not a commitment of the Parish Council. This was a statement made by Coastline Housing, which was correct at the time of the meeting. Further ecological and ground water monitoring surveys have since been requested by Classic Builders (SW).

At Monday's meeting you stated that this decision was not in line with the Heads of Terms you had signed with Coastline and for that reason this minute commitment has not been adhered to.

This is not correct. The Council allowing the clearance for the purpose of site surveys relevant to the planning application for the proposed 100% affordable housing development is inline with the Heads of Terms agreement. Portreath Parish Council has signed an option agreement with Classic Builders SW giving them exclusive rights to carry out all required surveys and other investigations which are necessary to determine the feasibility of building a 100% affordable housing development on the former WAAF Site.

It appears that the PC have broken protocol by not supplying the parish with ecological surveys and by not supplying evidence of the pre plan application, where are the conditions? Where is the Badger survey?

Where is the Badger survey? **Classic Builders (SW) are currently undertaking a full ecological survey of the Former WAAF Site to enable them to submit a full planning application. The Badger survey will form part of the Ecological Survey and be published in full along with all other survey data on the Cornwall Council Planning Portal once the planning application has been submitted and is validated.**

where are the conditions? **Conditions will be put in place by the Cornwall Council Planning Officer should planning permission be granted.**

Please can you help make sure there is no more clearance on the beautiful site, we need you to act on this.

This is not possible. Portreath Parish Council has signed an option agreement with Classic Builders SW giving them exclusive rights to carry out all required surveys and other investigations which are necessary to determine the feasibility of building a 100% affordable housing development on the former WAAF Site.

Can you please clarify that an ecological survey and a Badger Survey has been submitted to Cornwall Council prior to your clearance of the site.

Clearance works that have recently been undertaken have been done so by Classic Builders (SW) as part of their feasibility study at the Former WAAF Site. The clearance has been essential to enable them to completed their ecological surveys which include Badger Surveys. Further information on this is available in the statement published by Classic Builders (SW) on the 22nd September 2023.

Could I therefore politely ask as to what the clearance work being undertaken relates, who has instructed the work to be undertaken, whether this is permitted, and if it is, what those reasons are?

Please see the statement from Classic Builders published on the 22nd September which answers this question.

It was agreed by the Parish Council (Cllr Ian Stewart) that no further clearance would take place prior to planning permission being granted.

This is incorrect, his was not a commitment of the Parish Council. This was a statement made by Coastline Housing, which was correct at the time of the meeting. Further ecological and ground water monitoring surveys have since been requested by Classic Builders (SW).

(The language used by both parties seems to imply that a good deal of assumptions are being made about planning permission being granted).

Both Portreath Parish Council, Classic Builders and Coastline housing are aware that Cornwall Council Planning Officers will make the decision as to whether planning permission will be granted or not. All parties know that, submitting a planning application does not automatically mean that it will be granted.

As I understand it, all physical, on-site survey work is complete.

At the time of writing there has been no confirmation from the developers that all survey works have been completed. It is the understanding of the council that some of the surveys are likely to be ongoing during the planning submission.

Could I therefore politely ask as to what the clearance work being undertaken relates, who has instructed the work to be undertaken, whether this is permitted, and if it is, what those reasons are?

The statement form Classic Builders published on the 22nd September has the answers to these questions.

Please accept this also as a Freedom of Information Request for a copy of the Heads of Term Agreement between Portreath Parish Council and Classic Builders SW to build 10-20 affordable homes, and the updated document for 10-22 affordable homes.

If I am not permitted to have a copy of these documents, please could you state the reason why.

No. This information would be exempt under the FOI Act as it is information provided in confidence (S41 FIOA)

Just to let you know that we now have video evidence that the badgers are indeed using the concrete sett. We are also emailing the Builders and Cornwall Council with this information as they are investigating whether planning regulations have been breached.

Portreath Parish Council, Classic Builders and Coastline housing are aware of the presence of Badgers at the WAAF Site. This is why all survey works are being supervised by the professional Ecologists as outlined in the statement form Classic Builders published on the 22nd September.

Please find attached video CBG.

Portreath Parish wishes to remind members of the public that access to the site is restricted. Members of the public are not routinely allowed on site. For access to the site, you must make arrangements with the Clerk to the Council: portreathparishcouncil@gmail.com

Please see below link to the statement from Classic Builders (SW) dated 22nd September 2023

[Statement from Classic Builders \(SW\) regarding clearance works at the former WAAF Site, Cambrose. Dated 22nd September 2023](#)

Summary of Correspondence Received, please note personal data has been redacted from this correspondence.

Correspondence dated: 12/09/23

Dear Parish Council,

We are very disappointed to hear you have authorised further clearance on the site. It was recorded in the minutes July 31st 2023...no more clearance would be done until planning consent given.

Councillors noted the strong feeling of the objectors present at the meeting.

Members of public at the meeting asked many questions of the Coastline representative with a range of concerns. All of which were responded to including:

- Queries regarding the preservation of badger sets and habitat.
 - It was confirmed that once all ecological surveys were completed a full plan would be made regarding badgers. It was confirmed that should there be any need to relocate any setts this would only be done under licence and the use of artificial setts would be considered.

Signed 4th September 2023

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Chairman – Cllr. Ian Stewart

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- Queries regarding further clearance of the site.
 - It was confirmed that no further clearance of the site would commence until planning permission is granted.



Can you please explain why the previous commitment by the PC not to permit any further clearance is now being ignored. If further clearance work is planned can you explain for what purpose and why this has to be undertaken before planning permission is granted as previously agreed.

On the diagram circulated it appears the clearance is very close to a badger sett. If the additional clearance work is approved to proceed we are seeking assurance it will not impact on the badger sett.

Email Correspondence Dated 10/09/23

We are very dissatisfied to hear you have authorised further clearance on the site. It was recorded in the minutes July 31st 2023...no more clearance would be done until planning consent given.

Councillors noted the strong feeling of the objectors present at the meeting.

Members of public at the meeting asked many questions of the Coastline representative with a range of concerns. All of which were responded to including:

- Queries regarding the preservation of badger sets and habitat.
 - It was confirmed that once all ecological surveys were completed a full plan would be made regarding badgers. It was confirmed that should there be any need to relocate any setts this would only be done under licence and the use of artificial setts would be considered.

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Email correspondence dated: 21/09/2023

Thank you for convening and chairing the Parish Meeting on Monday evening which gave time to discuss some of the issues and concerns linked to the proposed development at the WAAF site.

Clearly the planning process will give the opportunity for all those who are opposed to using the site for this purpose to lodge their concerns and it will be for the planning process to reach a conclusion.

I am however, like others who have written to you, raising concern about the land clearance that is taking place in advance of the planning process. We were assured by the parish council's commitment not to allow further development, which can be referenced in the PPC minutes. At Monday's meeting you stated that this decision was not in line with the Heads of Terms you had signed with Coastline and for that reason this minuted commitment has not been adhered to.

It would be helpful to know the governance process in such circumstances and in the meantime I like others would ask that the minuted agreement is upheld and that further land clearance is ceased with immediate effect.

I look forward to hearing from you

Email correspondence dated: 11/09/2023

To the Portreath Parish Councillors.

I am part of a group of local people who are becoming increasingly concerned about the PPCs handling of the WAF wildlife site in the Parish.

It appears that the PC have broken protocol by not supplying the parish with ecological surveys and by not supplying evidence of the pre plan application, where are the conditions? Where is the Badger survey?

We feel very strongly that this little wildlife haven needs to be protected. The PC are merely the custodians of this land which belongs to the people of the parish.

We will be taking this matter further as we feel that the PC are behaving unlawfully.

Yours sincerely

Dear Councillor

Please can you help make sure there is no more clearance on the beautiful site, we need you to act on this.

You have witnessed over the past year the treatment of the parishioners by our parish councillors. They are ignoring our requests and now they are saying they are not responsible for the site and the indiscriminate clearance which is going on. Fifty years in the making ..five days and it could all be gone.

Various email correspondence Dated from 08/09/23

PPC Response 21/09/2023

Good Afternoon,

It is Portreath Parish Councils understanding that all clearance works are being carried out by the developers contractors is under the supervision of a qualified Ecologist.

For details of who this person is and the company they work for you will need to contact Classic Builders SW as this is not specific information that this council holds.

PPC Response 21/09/23

I understand that it can be frustrating when emails are not answered in a timely fashion, however I do not have the information you requested, you will need to contact Classic Builders for this information.

Kind Regards

14/09/23

Dear Lucy,

I understand from a Parishioner that Simon Goodwin has stated that clearance has taken place at the WAAF Site today under the supervision of an Environmental Officer.

As Classic Builders seem intent upon refusing to respond to my requests for any form of survey at all, I now find it difficult to believe that any surveys have been carried out.

In order for me to continue my case regarding the WAAF Site with Natural England, I would like to know the name and company that the Environmental Officer is working for, so that I can pass the details to them to investigate their enquiries into the way that the site is being managed, either yourselves or Classic Builders.

PPC Response

14 Sep 2023

Good Afternoon

I refer you to my earlier response, you will need to direct queries regarding the ecological and badger surveys the developers, Classic Builders SW:

enquiries@classic-builders.co.uk

Kind Regards

8th September

Dear Lucy,

I believe as owners of the site Portreath Parish Council will be responsible for giving permission for clearance to take before any surveys have been officially submitted such as the ecological surveys and the Badger Survey.

PPC Response 08/09/23

Good Morning

You will need to direct this query to the developers.

enquiries@classic-builders.co.uk

Kind Regards

8th September 2023

Hi,

Can you please clarify that an ecological survey and a Badger Survey has been submitted to Cornwall Council prior to your clearance of the site.

Kind Regards

Correspondence Received 21/09/23

Good morning,

It is public knowledge that some form of clearance work has been taking place on the former WAAF site at Cambrose within recent days. It was agreed by the Parish Council (Cllr Ian Stewart) that no further clearance would take place prior to planning permission being granted. This was seconded by the party from the developers who stated they would not be 'on site' until next year. (The language used by both parties seems to imply that a good deal of assumptions are being made about planning permission being granted).

As I understand it, all physical, on-site survey work is complete.

At the Parish Council meeting of Monday 31st July it was stated that, quote from the minutes:

Queries regarding further clearance of the site.

- It was confirmed that no further clearance of the site would commence until planning permission is granted.

Could I therefore politely ask as to what the clearance work being undertaken relates, who has instructed the work to be undertaken, whether this is permitted, and if it is, what those reasons are?

This is in contradiction to the assurance that parishioners were given. It further undermines confidence in the correct, proper and morally right procedures of this 'project'. If the assurance that was given was done so without correct authority, this is also detrimental.

Please accept this also as a Freedom of Information Request for a copy of the Heads of Term Agreement between Portreath Parish Council and Classic Builders SW to build 10-20 affordable homes, and the updated document for 10-22 affordable homes.

If I am not permitted to have a copy of these documents, please could you state the reason why.

Correspondence received 01/10/2023

To whom it may concern

Just to let you know that we now have video evidence that the badgers are indeed using the concrete sett. We are also emailing the Builders and Cornwall Council with this information as they are investigating whether planning regulations have been breached. Please find attached video CBG. Cornwall Badger Group.
