

Responses to Parishioners questions regarding the potential development of the former WAAF Site as a 100% Affordable housing development.

Questions received 15th May (Response published 7th June)

1. We understand the Parish Council were gifted the land in the year 2015. Is this correct.
No that is not correct. The land was acquired from Cornwall Council under devolvment in 2017.
Are there any covenants/conditions attached to the gifting?
There were no additional covenants attached to the acquisition other than a number of historical legal covenants.
2. Can you please let us know who the developers are and how the developers were chosen.
The developers are Classic Builders (SW) Ltd and were chosen after Cornwall Housing withdrew due to the financial collapse of their main contractor Midas.
3. As you are aware, we are very concerned at the disclosure by Cllr. Hitchens that mechanical equipment has been used on the site. This contravenes wildlife law, particularly impact on badgers – a protected species.
Mechanical equipment has been used in an approved way under the direction and supervision of GE Consulting and at a date to ensure the wildlife was not disturbed.
4. We would like to draw attention to a potential conflict of interest but we will take your advice on this. Cllr. Hitchens lives in very close proximity to the land, the land is on the periphery of his business. Should he therefore be involved in decision making regarding the site?
It is each councillor's personal decision to make a declaration an interest or not. The council cannot insist on what a member elected by parishioners does in this respect. Councillors are encouraged to follow the council's code of conduct. Concerns relating to breeched of the code of conduct and councillor's interests should be directed to the Monitoring Officer at Cornwall Council:
Mr S Mansell
Cornwall Council
Treyew Road
TRURO
Cornwall
TR1 3AY

Further information can be found on the Cornwall Council website:
[Cornwall Council](#)
5. We are looking into any tree preservation orders and an independent ecological survey. Would you have any objections to this?
You are welcome to check online to see if there are any TPOs covering the site. For you to carry out an independent ecological survey will require the written agreement of Classic Builders (SW) Ltd as per the terms of the legal agreement that is in place between them and the parish council. For your information Classic have commissioned the following surveys at a cost of approximately £21,000. Breeding Bird, Invertebrate, Badger Pilot, Reptile, Ecology Bat and Tree. From these an environmental impact assessment will be compiled.
6. The Minutes we would like to see are from meetings when 'actions' have been agreed with regard to the WAAF site.
The minutes from all the council meetings are all published on the council's website. The first entry regarding development of the WAAF site for affordable housing was in July 2021. It has been discussed at virtually every meeting since and the minutes reflect the discussion and the decisions made.