



550 homes,
comprising apartments,
2 bed, 3 bed, to 4+ bedroom
houses, developed in a
phased approach.

**165
Affordable
Homes (30%)
+
28 Homes (5%)**

will be Self Build /
Community Land Trust.

**Every home has an electric
charging point.**



A boost to
construction
over a phased
development...

**with an
estimated
£11m**

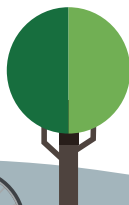
Gross wages to the
local economy

Source: LDA Design



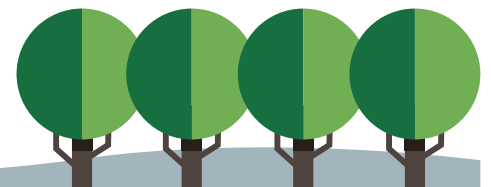
**A state-of-the-art new
medical centre, including
a GP surgery and
pharmacy; a new primary
school with a pre-school
and playground that is
fully equipped; a multi-
use community centre
with business units; a
convenience store and
café; and an opportunity
for a care home.**

**Working with highway engineers to produce a cycle path and
footpath, including a bridge for pedestrians and cyclists and
improvements to the A389 Egloshayle Road Junction.**



Land donated to Wadebridge
Camels to develop another pitch as
part of the open space for the site
and a larger car park

Superb landscaping, with native
deciduous trees planned right at
the start of the scheme across the
area with traditional allotments/
community food garden or orchard.



**Leisure and tourism has been included with a park and cycle, with an
extension of the Camel Trail. The extension will include a park and cycle area
in partnership with Wadebridge Camels.**

The Community Infrastructure Levy (Section 106 contributions) will be made for the benefit
of the local community, although spend will be determined by the Council.