TRURO CITY COUNCIL

Town Clerk's Department
Municipal Buildings
Boscawen Street
Truro TR1 2NE
Tel. (01872) 274766
www.truro.gov.uk
email: info@truro.gov.uk

30 October 2026

To: The Mayor (Honorary Freeman Wells), Deputy Mayor (Councillor Rich), Councillor Swain (Chairman), Councillor Wetherill (Vice-Chairman), and Councillors Carlyon, Douglas-Martin, Ellis, La Borde, Nolan, Sunderhauf, Tucker, One Vacancy, and all other members of Truro City Council for information.

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING & LICENSING COMMITTEE** will be held at the **LARGE ROOM (SECOND FLOOR), TRURO COMMUNITY LIBRARY, UNION PLACE, TRURO, TR1 1EP** on **THURSDAY 05 NOVEMBER 2026** at **7.00pm** for the transaction of the under mentioned business:

Members of the public *have the right to speak at meetings of Truro City Council's Planning & Licensing Committee during consideration of planning applications, under the following conditions: Registration to speak must be made in writing, complete with your full name and contact details, either via email to info@truro.gov.uk or letter to the council offices, no later than 5pm on the Tuesday before the Thursday meeting. Only the first to register to speak for and against each application may be allowed to do so.*

The press and public are invited to attend. Meetings are held in public and could be filmed or recorded by broadcasters, the media, or members of the public.

A G E N D A

1. **COUNCILLORS IN ATTENDANCE AND APOLOGIES**
   To **note** apologies.

2. **DECLARATIONS OF INTEREST**
   To **receive** and **resolve** on any dispensation requests.

3. **MINUTES** (Appendix 1 pg4 – TCAAC to follow)
   a. To **resolve** to approve the minutes of the Planning Committee meeting held on 15 October 2026.

   b. To **note** the minutes of the Truro Conservation Area Advisory Committee meeting held 03 November 2026.

4. **PLANNING CONSULTATION**
   To **consider** and **resolve** on plans submitted in accordance with planning consultation procedure: The chairman's proposals are to be voted for 'en bloc', except for individual applications a Councillor may request to consider in greater detail at this meeting.

   a. **Applications to be voted on en bloc.**

   i. PA26/06258 | Works to Trees covered by a Tree Preservation Order (TPO) - G001 - Group of Ash and Sycamore - Thin Group by 10% and re-coppice. | Land Between Gregor Road And Garth Kollwydh Tinney Drive Truro Cornwall
   ii. PA26/06825 | Works to trees subject to a Tree Preservation Order, works include tree one - Oak, 2.5m crown reduction, tree two - Sycamore, 2m crown reduction, tree three - Cedar, crown lift by 2m and tree four - Sycamore, 2.5m crown reduction. | The Old Vicarage Kenwyn Close Truro Cornwall TR1 3DX
   iii. PA26/07120 | Non-material amendment to decision notice PA26/03284 dated 15.07.2026 for amendments to windows of Plot 1-2 following internal changes and amendment to Plots 1-2 garage roof from gable to hipped. | Land West Of 4 Hamilton Close Truro Cornwall TR1 3FW
   iv. PA26/07301 | Works to trees in a conservation area (CA): T1 (Lime) - 2m crown reduction and removal of lower epicormic growth. | 4 Claremont Terrace Truro Cornwall TR1 3AB
   v. PA26/06974 | Refurbishment & Conversion of an Existing Grade II Listed Building with a Material Change of Use, From Class E (Whole Building) to Class E (Ground Floor) and Class C3 (First & Second Floor). | 15 River Street Truro Cornwall TR1 2SQ
   vi. PA26/06975 | Listed Building Consent for Refurbishment & Conversion of an Existing Grade II Listed Building with a Material Change of Use, From Class E (Whole Building) to Class E (Ground Floor) and Class C3 (First & Second Floor). | 15 River Street Truro Cornwall TR1 2SQ

vii. PA26/06991 | Demolition and replacement of existing dwelling with new self/custom build dwelling. | Trefusis Barrack Lane Truro Cornwall TR1 2DW
viii. PA26/06984 | Addition of a ground floor conservatory extension to the rear of the property. | 35 Lemon Street Truro Cornwall TR1 2NR
ix. PA26/06985 | Listed Building Consent for the addition of a ground floor conservatory extension to the rear of the property. | 35 Lemon Street Truro Cornwall TR1 2NR
x. PA26/07415 | Proposed replacement of mundic block wall | 17 Prospect Place Truro Cornwall TR1 1HW

b. **Applications to be considered individually at this meeting.**

i. PA26/06851 | Residential Development for construction of 5 dwellings to include formation of new vehicular access to highway with variation of Condition 2 of decision notice PA18/09066 dated 10.12.2018 | Land At The Old Abattoir Calenick Truro TR3 6GY
ii. PA26/06070 | Conversion of Old County Hall to provide student accommodation, associated amenity space, car parking, drainage and landscaping with variation of condition 2 of decision notice PA23/03875 30.08.2023. | Old County Hall Station Road Truro Cornwall TR1 3EX
iii. PA26/06106 | Listed building consent for building Services remediation and improvement within existing branch. | Barclays 13 - 14 King Street Truro Cornwall TR1 2RB
iv. PA26/06594 | Replacement of all single glazed wooden sliding sash windows with heritage style double glazed uPVC sliding sash, wood effect in anthracite grey; replacement of existing living room window (rear of property) with a set of aluminium double glazed heritage style French doors in anthracite grey; replacement of back door with a timber composite door and replacement of front door with a new timber door | 52 Daniell Road Truro Cornwall TR1 2DA

5. **LICENSING**
None.

6. **URGENT APPLICATIONS**
To **discuss** and **resolve** a comment on any planning or licensing applications that have been received after publication of the agenda and that cannot, due to time constraints, be dealt with at a future meeting of this committee.

7. **CORRESPONDENCE**
a. To **consider** the Scoping Consultation for the Cornwall Local Plan. (Appendix 2 pg8)
b. To **note** the appeal notification EN25/00574 Pencoose Farm. (Appendix 3 pg23)
c. To **note** the TKNDP status. (Appendix 4 pg27)
d. To **note** the BID letter discussing national planning policy. (Appendix 5 pg30)

8. **DELEGATION OF POWER**
To **note** the decisions made under delegated powers.
Standing Order 17. b Matters of Urgency
When decisions of an urgent nature have to be made between meetings of Committees, the Town Clerk shall be given delegated powers to act in consultation with the appropriate Chairman or Vice Chairman and Mayor or Deputy Mayor, the decision to be reported back to the next Committee meeting

9. **DECISIONS** (Appendix 6 pg37)
To **note** the decisions on applications by the Local Planning Authority since the last meeting of the Planning Committee.

10. **CHAIRMAN'S REPORT**
To **receive** a verbal report from the chairman.

11. **TRURO TRANSPORT STRATEGY WORKING GROUP**
Standing item for update/report.

To **note** the minutes of the meeting to be held 4th November. (to follow)

12. **TRURO NEIGHBOURHOOD PLANNING STEERING GROUP**
Standing item for update/report.

13. **ITEMS FOR FUTURE MEETINGS**

14. **DATE OF NEXT MEETING**
Thursday 26th November 2026

David Rodda MBE
Town Clerk

TRURO CITY COUNCIL

Town Clerk's Department
Municipal Buildings
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MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 15 OCTOBER 2026 AT 19:00 IN LARGE ROOM (SECOND FLOOR), TRURO COMMUNITY LIBRARY, UNION PLACE, TRURO, TR1 1EP

PRESENT:	Councillors Swain (Chairman), Wetherill (Vice-Chairman), Douglas-Martin, Ellis, La Borde, Tucker, and Honorary Freeman Wells (Mayor).
APOLOGIES:	Councillors Carlyon [personal], Nolan [business], Rich [personal], and Sunderhauf [business].
ALSO IN ATTENDANCE:	William Thorpe-Stanley (Committee Clerk).

1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

The apologies were **noted**. P/26/839

2 DECLARATIONS OF INTEREST

There were no declarations of interest. P/26/840

3 MINUTES

a The minutes of the Planning & Licensing Committee meeting held on 24 September 2026 were considered for accuracy.

It was proposed by Councillor Swain, seconded by Councillor Tucker, and **RESOLVED** that they be considered a correct record and signed. **P/26/841**

b The minutes of the TCAAC meeting held 13 October 2026 were **noted**. P/26/842

4 PLANNING CONSULTATION

a En bloc applications.

i.	51 Chirgwin Road Truro Cornwall TR1 1TS	PA26/06495
ii.	Cathedral View Nursing Home Truro TR1 3DR	PA26/05928
iii.	Trevaunce House 11 Penwethers Lane Truro Cornwall TR1 3PW	PA26/06637
iv.	4 Belvedere Truro Cornwall TR1 1UU	PA26/06708
v.	South Penarth Truro Cornwall TR1 1NX	PA26/06393
vi.	21A Carvoza Road Truro Cornwall TR1 1BA	PA26/06526
vii.	4 Trennick Row Malpas Road Truro Cornwall TR1 1QL	PA26/06652
viii.	Newham House Truro Cornwall TR1 2SR	PA26/06787

It was proposed by Councillor Swain, seconded by Councillor Douglas-Martin, and **RESOLVED** that Truro City Council submit the Chairmans' recommendation, **P/26/843** to support, in response to consultations for the above applications.

b Applications considered individually.

i Number 1 Tabernacle Street Truro Cornwall TR1 2EJ (PA26/04418)

Members recalled the property was constructed eight years prior and a refused application for change of use to a hotel two years ago. The scheme presented clearly attempted address the reasons for past refusal yet the

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committee had concerns while noting the demand for town centre hotel rooms.

The concerns raised were that the noise from the café would cause undue disturbance to the residents of the flats above, and the corridor that is shared by hotel guests and the residents relocated bike store as well as access to bin store will be of nuisance to all parties.

The addition of a window, despite obscured, for each room was commended and the lack of parking felt addressed by way of the public car park opposite.

It was proposed by Councillor Wells, seconded by Councillor Douglas-Martin and **RESOLVED** to support the application but raise the council would not like to see any undue disturbance to the upper flat residents during the reconfiguration of their part of the ground floor, by way of noise generated in the café, or nuisance arising from shared corridor with bike store and access to hotel rooms and waste store. **P/26/844**

ii **Land At Dudman Farm Truro Cornwall TR1 3QF** (PA26/04739)
The committee considered the revised house designs to be bland and lacking in any local features. A further comment was made that the application title was unclear as to what was being applied for this time around.

It was proposed by Councillor Wells, seconded by Councillor Douglas-Martin and **RESOLVED** to support the application and concur with the Public Protection Air Quality Planning Consultations comments made Thursday 15 Oct 2026. **P/26/845**

iii **Truro Health Park Infirmary Hill Truro Cornwall TR1 2JA** (PA26/06957)
It was proposed by Councillor Tucker, seconded by Councillor La Borde and **RESOLVED** to support the application. **P/26/846**

iv **Seil House 6 Tremorvah Crescent Truro Cornwall TR1 1NL** (PA26/06047)
It was proposed by Councillor Swain, seconded by Councillor Douglas-Martin and **RESOLVED** to defer to the advice of the Tree Officer for the suitability of the work and to suggest a replacement species to be planted within the garden of the property **P/26/847**

5 **LICENSING**
None P/26/848

6 **URGENT APPLICATIONS**
None. P/26/849

7 **CORRESPONDENCE**

a **DfT Transport And Works Act 1992: The Proposed Lighterage Quay Bridge (Truro) Order**
The later notifying of delay was **noted**. P/26/850

b **Cornwall Council Neighbourhood Planning Newsletter**
The email was **noted**. P/26/851

c **Scoping Consultation for the Cornwall Local Plan**
The Chairman encouraged all members to read the papers and consultation and to send any comments for the Council response to the Committee Clerk by 28th October for collation ahead of the next Planning Committee meeting.

Members were also encouraged to submit their comments directly in order to maximise the weight that their opinions are given. P/26/852

8 DELEGATION OF POWER

a PA26/05647 Land At Tre-El-Verne Close

It was reported the Town Clerks delegated decision was to agree to disagree with the case officer. P/26/853

b PA26/02318 The Deanery, The Avenue

It was reported the Town Clerks delegated decision was to agree with the case officer. P/26/854

9 DECISIONS

The decisions by Cornwall Council since the last meeting of the planning committee were **noted.** P/26/855

The Chairman commented that the schemes the committee objected to were refused and so it must have improved its explanation for objection and focused on planning considerations, becoming more effective.

10 CHAIRMANS REPORT

It was said the Local Plan Engagement Workshop was well organised but the proof of its success would be in the result. P/26/856

11 TRURO TRANSPORT STRATEGY WORKING GROUP

The minutes of the meeting held 14 10 2026 were **noted**. P/26/857

It was proposed by Councillor Wells, seconded by Councillor Tucker and **RESOLVED** to co-opt Stephen Horsecroft, Stuart Roden, Alun Jones, Sian Knights, Joe Crane, Chris Wallis, Chris Cowan, and Chris Bissell to the Truro Transport Strategy Working Group. **P/26/858**

12 TRURO NEIGHBOURHOOD PLANNING STEERING GROUP

The minutes of the meeting held 08 10 2026 were **noted**. P/26/859

13 BUDGET

It was proposed by Councillor Wells, seconded by Councillor Tucker and **recommended** £5,000 be put into the 2027-28 budget for Planning Expenses. P/26/860

14 EXCLUSION OF THE PRESS AND PUBLIC

It was proposed by Councillor Swain, seconded by Councillor Wells and **RESOLVED** that in accordance with s1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public will be excluded from the meeting during consideration of the following items by reason of their confidential or special nature: contracts. **P/26/861**

a Neighbourhood Priorities Statement

It was proposed by Councillor Douglas-Martin, seconded by Councillor Tucker and **RESOLVED** to appoint Atlantic Arc as the supplier for the Neighbourhood Priorities Statement production support. **P/26/862**

b Truro Transport Strategy

It was proposed by Councillor Swain, seconded by Councillor Wells and **RESOLVED** to appoint Atlantic Arc as the supplier for the Truro Transport Strategy production support. **P/26/863**

15 READMITTANCE OF THE PRESS AND PUBLIC

It was proposed by Councillor Wells, seconded by Councillor Swain and **RESOLVED** to readmit the press and public. **P/26/864**

16 ITEMS FOR FUTURE MEETINGS

None. P/26/865

17 DATE OF NEXT MEETING

05 11 2026 P/26/866

The meeting closed at 20:22.

Chairman

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CORNWALL COUNCIL
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Cornwall Local Plan 2050

15 October 2026

This is a quick email to remind you that the consultation on the scoping report is now live. You can now also view our shorter summary documents and survey: Short planning topics paper | Let's Talk Cornwall

Consultation on both sets of documents close on the 16th November 2026. We apologise that this information was missing from the original email that you were sent.

Summaries of main issues from the comments received will be available for the public to view, but we won't acknowledge individual letters or submissions for this stage of consultation.

Thank you for your interest in the development of the local plan.

Scoping consultation for the Cornwall Local Plan

Regulation 20 of the Town and Country (Local Planning) (England) Regulations 2026

Cornwall Council is consulting on the scope of the new Cornwall Local Plan. This 'scoping stage' is the earliest stage of writing that new plan. It sets out the evidence and opinions that we have collected to help us to understand how we will write the plan and what it should contain. We now want to hear your opinions on what the plan should include.

There are a number of documents that we'd like your comments on. You do not have to comment on all of them. They set out:

- Our draft vision for Cornwall,
- Key facts and figures (baseline),
- The evidence that we've collected across different subjects,
- A draft engagement strategy, and
- Policy ideas

We'd also be interested in your views on our site allocations methodology.

Each document contains a short survey to help you give your views. We would like you to use the survey, but you can also send us comments separately to: localplan@cornwall.gov.uk
The documents may be found at: https://letstalk.cornwall.gov.uk/cornwall-local-plan-scoping-consultation or viewed at the following offices during office hours:

- New County Hall, Treyew Road, Truro, TR1 3AY
- Chy Trevail, Beacon Technology Park, Bodmin, Cornwall, PL31 2FR
- St John's Hall, Alverton Street, Penzance, TR18 2QR

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Connectivity

Strong connections for people and nature are a vital driving force for change. Improved connections through transport, digital connectivity and local services give people better access to services and jobs.

We need to plan transport based on what's best for the future, not just the current travel use. Instead of expecting more car journeys, we are working to make walking, cycling and public transport easier and more accessible.

Equality of movement needs to be increased by providing practical options for those without cars. Opportunities should be taken across Cornwall to maximise our rail and bus networks and for improving active travel, by seeking ways to make our places better connected for walking, wheeling and cycling

Based on the available evidence, we think these are the key priorities for the new plan:

Vision led transport planning

The way that we choose to distribute growth across Cornwall offers significant opportunities to understand and plan for how settlements can encourage more sustainable journeys and become better connected. We want to make sure that our communities are not car dependant.

Our main focus is around making best use of existing transport provision and strengthening existing public transport services. Increasing access to good quality and frequent bus routes would support the long-term viability of existing services and there are opportunities to create or strengthen 'connected corridors' to support sustainable growth. This would include existing public transport corridors between main towns that benefit from frequent services, or where development could improve frequency along existing routes.

Nature recovery

Connectivity isn't just about improving travel for our communities. We're continuing to explore new connected routes that can help benefit residents, wildlife and nature.

Questions:

1. Have we identified the main issues for transport in Cornwall?
    - Yes
    - No
    - Unsure
2. What other issues are you aware of?
3. Do you have any evidence that should be added?
4. Do you have a transport story? Tell us a bit more about things that help and hinder your journey or anything that would make it easier to get around and help shape our plan.

Link to full survey

Design and healthy places

Cornwall's towns, villages, coast and countryside are central to its identity and contribute significantly to the health and wellbeing of residents and visitors alike.

As Cornwall grows and changes, new development must respond positively to local character while helping to address challenges such as housing affordability, health inequalities, climate change, ageing populations and access to services. Growth should reinforce what makes Cornwall special rather than dilute it.

The places where we are born, grow up, live, work, and get older have a bigger effect on our health. They have a bigger impact than going to the doctor or making healthy choices. Creating healthy and well-designed places means delivering development that is connected, walkable, attractive and inclusive, where people can access homes, jobs, services and nature, and where communities can continue to flourish.

Based on the available evidence, we think these are the key priorities for the new plan:

Healthy Homes and layouts: The Local Plan is not just about building homes. The homes we build should be the right size and type, built to high standards, with good energy efficiency. They need flexibility so they can be adapted as people's needs change. The design of homes and layouts of places can encourage healthy behaviours such as being active, building relationships with neighbours and eating well.

Good design can strengthen our existing communities and improve connections. It can create the conditions for healthy, happy, and sustainable lifestyles for everyone.

Enhanced community food infrastructure: Healthy, diets should be accessible and affordable to all. Policies can help create places that enable people to make healthier choices through access to food growing and places to buy healthy food. The NPPF policies restrict new hot food takeaways close to schools and colleges and places where young people assemble. Other opportunities could be considered in the new local plan.

Natural and sustainable environments: Green Infrastructure has a range of benefits. It is of crucial importance to our communities. The plan will help to ensure that developments provide new greenspaces that are good quality and available to everyone. Development can also improve, maintain and protect our existing greenspaces.

Healthy transport: For some journeys we need to travel by car. However, for a number of other journeys (particularly shorter ones) active travel should be enabled. This means modes of travel that involve a level of activity. It includes walking, cycling, trips made using wheelchairs, as well as public transport. We can also require new development to be well connected. This could sometimes include improved connections to existing infrastructure and local facilities. We need to ensure that it is safe and efficient for active travel users. We can also ensure that streets are for people as well as vehicles.

Questions:

1. Have we identified the main issues for design and healthy places in Cornwall?
   - Yes
   - No
   - Unsure
2. What other issues are you aware of?
3. Do you have any evidence that should be added?
4. What's your experience of how places are designed? Tell us a bit more about things about the place that you live – is it well designed, easy to get around and live healthily, or are there things that could be changed for the better?

Link to full survey

This is a summary of work that we have carried out – more information and questions can be found on our consultation page: Cornwall Local Plan – Scoping Consultation | Let's Talk Cornwall

Economy and jobs

Economic growth must benefit all parts of Cornwall. We need to support good-quality local jobs and plan for sectors in the Cornwall Good Growth Plan that are vital to Cornwall's future, such as renewable energy and lithium. This will help create prosperous communities, reduce environmental impacts and keep more value in Cornwall. Valuing and supporting our food, fishing, farming, forestry and tourism sectors as well as creating a more diverse economy, thriving independent businesses, and clean growth will equip young people with the skills and opportunities to build their futures in Cornwall.

Having enough land — and the right types of sites — helps businesses set up and expand. To attract new investors, we need suitable sites.

We need to ensure that our town centres remain attractive places that provide for people's needs. Shopping habits have shifted over the years, but many people still rely on town and village centres for services and leisure. Our policies must help these areas adapt and thrive.

The rural economy and tourism are also vital to Cornwall. It is important that through planning we support the growth of local businesses. In some parts of Cornwall tourism pressures are significant. We need to support tourism that does not put a strain on local communities, or cause harm to the environment.

There are potential challenges connected with our ageing population and the need for improving skills across many sectors. The availability of workers is hampered by a lack of housing options. The standard of employment accommodation across Cornwall is challenging with the potential need for upgrading across many sites due to changing Energy Performance Certification – at the same time there are significant vacancies across town centres.

Based on the available evidence, we think these are the key priorities for the new plan:

Employment sites to support economic growth

The plan will need to provide supportive policies and identify allocations to allow local businesses to develop and expand.

We are working to better understand the needs of businesses and the approach that is need for allocation of sites. This includes key sectors identified in the Good Growth Strategy, including defence investment in Plymouth. This evidence will inform the allocations.

Policies to support town centre vitality

Our town centres need help to change and remain a vital focus for communities. National policy changes have made it easier for shops and offices to change to other uses, but more thought is needed to keep our town centres viable, attractive and useful places.

Policies to support rural enterprise

We have some very small business and craft-based or creative enterprises. Rural and maritime industries often struggle to compete with other uses and there are few opportunities for heritage industries (e.g. traditional boatbuilding, blacksmiths and rural industries) to locate in rural areas due to a lack of affordable space. Opportunities need to be explored for an approach to make it easier for rural and heritage crafts to use rural sites including simplified planning approaches.

Policies to support and manage tourism

The Local Plan can play an important role in determining the future role, scale and location of tourism development, whether existing visitor accommodation should be protected, how demand can be accommodated without increasing pressure on housing stock, and whether greater reliance should be placed on purpose-built tourism accommodation that could help reduce pressure on housing stock whilst supporting sustainable economic growth.

This is a summary of work that we have carried out – more information and questions can be found on our consultation page: Cornwall Local Plan – Scoping Consultation | Let's Talk Cornwall

Questions:

1. Have we identified the main issues for economy and jobs in Cornwall?
   - Yes
   - No
   - Unsure
2. What other issues are you aware of?
3. Do you have any evidence that should be added?
4. Do you have a job, employment or workspace story? Are you or somebody that you know in need of a new or improved business space or have a particular need for space? Tell us a bit more and help shape our plan.

Link to full survey

Homes

Too many people in Cornwall struggle to find a suitable home that they can afford. There are not enough homes, homelessness is rising, and second homes and short-term lets reduce choice for local people. Many residents wouldn't qualify for affordable housing but can't afford market prices. From our conversations with communities and other stakeholders we know that the Local Plan must support more housing choice, accessible homes and better-designed places—well connected to jobs, services and green spaces—so people can live well and stay in their communities for longer.

We know that we need to plan for many more homes, but the scale of housing delivery required during the plan period represents a significant challenge. The Government's standard method currently identifies a housing requirement of 4,421 homes per year for Cornwall. This level of delivery exceeds historic rates of housebuilding and will require a step change in the way housing is planned, allocated and delivered. Meeting this challenge will require us to allocate sites for new homes across Cornwall over the plan period.

Based on the available evidence, we think these are the key priorities for the new plan:

Identifying and allocating appropriate sites for housing

We need to decide how many homes are needed in each area. To meet housing targets, we will need to identify sites for housing in all our towns and many of our villages. Early evidence suggests Cornwall needs a broader range of housing choices than has traditionally been delivered.

Policies and sites to support the delivery of affordable and low-cost homes

We continue to deliver more affordable housing than most other authorities, but we need more and we need a broader choice of homes, including low-cost sale and rent. These homes need to be in the right locations to meet the needs of our residents.

Policies and sites to support the delivery of Specialist housing

We have an ambition to support people to live independently for longer, and will need a significant proportion of new homes to be built to accessible and adaptable standards, subject to evidence and viability considerations. This will allow people to live in their homes for longer when their circumstances change.

This is a summary of work that we have carried out – more information and questions can be found on our consultation page: Cornwall Local Plan – Scoping Consultation | Let's Talk Cornwall

Questions:

1. Have we identified the main issues for housing in Cornwall?
    - Yes
    - No
    - Unsure
2. What other issues are you aware of?
3. Do you have any evidence that should be added?

Do you have a housing story? Are you or somebody that you know in need of a home or a different home? Tell us a bit more and help shape our plan.

Link to full survey

Infrastructure

People worry that new homes are being built without good services and facilities. The Local Plan can help ensure new infrastructure is built at the same time as new developments.

Cornwall needs to plan for a large amount of new development. Roads, utilities and other infrastructure need to be properly planned. This is so they can support growth as it happens.

Infrastructure planning isn't just about accommodating growth. It is about shaping where growth should happen and ensuring that communities remain sustainable, resilient and prosperous over the long term.

We are developing an evidence base of infrastructure needs to understand what infrastructure is required, when, how much it will cost and who will fund and deliver it. This will both inform the plan and ensure that infrastructure can be delivered in a way that enables communities to lead healthy, connected and successful lives.

We will bring our evidence together as an Infrastructure Delivery Plan (IDP), which supports the local plan and demonstrates that it is effective and deliverable. The (IDP) is being prepared in three stages and will:

- Provide an integrated approach to infrastructure planning with providers;
- Support the emerging Cornwall Local Plan and proposed growth;
- Identify the challenges and opportunities facing infrastructure delivery in Cornwall;
- Provide a consideration of how infrastructure is funded; and
- Help to prioritise infrastructure projects (particularly where they achieve wider objectives) to focus resource

Based on the available evidence, we think these are the key priorities for the new plan:

Sustainable transport

The Local Plan can help people travel in more sustainable ways. New developments should be close to jobs, schools, shops and services where possible. Good design can help reduce the need to travel by car. New sites should include safe walking, cycling and wheeling routes. They should also connect to nearby centres and public transport.

Community infrastructure

The Plan can set out what infrastructure is needed for each development. This could include schools, health centres, community buildings, open spaces and play areas. It can explain when it should be built and how developers should help deliver it. This will help create sustainable communities with the services people need.

Essential utilities

In some areas, current systems may not have enough capacity to support new development. The Plan can identify where upgrades will be necessary. Working with utility companies will allow them to plan phases that match new development and ensure improvements happen at the right time.

Safeguarding opportunities for transport improvements

Capacity works to our mainline and branch lines have been very successful. Additional schemes will need to be looked at to improve service frequencies in mid and southeast Cornwall in the future. The Plan can protect land for future rail projects and help plan for strategic road improvements that may also be needed.

Green Infrastructure

Green infrastructure helps places deal with climate change. Well-designed, multi-functional green spaces can create better places to live. This could include street trees, wetlands, green roofs and natural river corridors. New developments should include or connect to green spaces, trees and water areas. These can help lower flood risk, cool urban areas and support wildlife. They can also improve people's health and wellbeing.

Questions:

1. Have we identified the main issues for infrastructure in Cornwall?
    - Yes
    - No
    - Unsure
2. What other issues are you aware of?
3. Do you have any evidence that should be added?
4. Are there any infrastructure issues that impact how you live? Tell us a bit more about things that have been done to help you or things that are missing that might make life easier.

Link to full survey

This is a summary of work that we have carried out – more information and questions can be found on our consultation page: Cornwall Local Plan – Scoping Consultation | Let's Talk Cornwall

Location of development

The new Local Plan will need to carefully set out where growth should happen. We need to ensure that the housing requirement set by Government, alongside new employment space, is directed to the right places in a way that supports communities, infrastructure and the environment.

Cornwall is a large and diverse place. Some people live in towns with good access to services, jobs and public transport, while others live in smaller villages and rural communities. The way we plan for growth needs to reflect these differences. We also need to consider factors such as housing need, access to jobs, public transport, infrastructure capacity, climate change, environmental constraints and the availability of suitable land.

The Government currently requires Cornwall to plan for around 4,421 homes per year, which is significantly higher than previous delivery rates. We also need to provide land and premises for businesses to support economic growth and local jobs.

We have classified most of our settlements into one of 5 types of place, ranging from the largest with the largest number of facilities and transport links to the smallest places. This will help us to plan for the sort of growth that might be appropriate for those places and will help people live sustainable lives.

Based on the available evidence, we think these are the key priorities for the new plan:

Planning for the right growth in the right place

The Local Plan must identify what sort of homes and jobs Cornwall needs and plan for their delivery over the next 10 – 15 years. Evidence will help us understand the scale and type of development required and ensure growth reflects local needs and opportunities.

Directing growth to the most suitable places

Development should be located where it can support thriving communities, make use of existing services and infrastructure, and provide access to jobs and facilities. This includes understanding the different roles and functions of Cornwall's towns, villages and rural areas and what sort of development might be right to help them become and remain sustainable and good places to live.

Supporting sustainable and connected communities

Growth should be planned in locations that encourage sustainable travel choices, reduce the need to travel by car where possible, and make the best use of public transport, walking and cycling networks.

Balancing growth with environmental protection

The Local Plan must make sure that development responds to climate change, protects Cornwall's landscapes, natural environment and heritage, and avoids areas that are unsuitable because of constraints such as flooding, coastal change or environmental designations. Where possible, development should make efficient use of land, including previously developed (or brownfield) sites. However, there are not enough of those and new green sites will also be needed to meet Cornwall's future housing and employment requirements.

We are exploring a range of options for distributing growth. These include continuing the current approach, focusing more growth in larger towns, distributing growth more widely across Cornwall, or supporting greater growth in market towns and rural service centres. The preferred approach is likely to combine elements of several options to make sure that we find the right type of growth for Cornwall.

This is a summary of work that we have carried out – more information and questions can be found on our consultation page: Cornwall Local Plan – Scoping Consultation | Let's Talk Cornwall

Questions:

1. Have we identified the main issues affecting where development should be located in Cornwall?
    - Yes
    - No
    - Unsure
2. What factors do you think are most important when deciding where new homes and jobs should be located?
3. Do different parts of Cornwall need different approaches to planning for growth?
4. Which places do you think are most suitable for future growth, and why?
5. Do you have any evidence or local knowledge that should help inform decisions about where development should go?
6. Do you have a story or experience about development in your area that could help shape the new Local Plan?

Link to full survey

one and all onen hag oll
CORNWALL COUNCIL

Truro City Council
Clerk To Truro City Council
Municipal Buildings
Boscawen Street
Truro
TR1 2NE

Your ref:

My ref: EN25/00574

Date: 13 October 2026

Dear Sir/Madam

Town and Country Planning Act 1990 - Appeal Under Section 174

Site Address:	**Pencoose Farm Truro Cornwall**
Alleged Breach:	**Appeal against enforcement notice - Without planning permission, the material change of use of a farmyard, associated agricultural buildings and part of the adjacent field from agricultural use to a mixed use comprising the storage and distribution of plant, machinery, and materials (Use Class B8 under the Town and Country Planning (Use Classes) Order 1987 (as amended)) and operation of a scaffolding business, including the storage of associated commercial vehicles, together with associated operational development, including the creation of hardstanding areas, construction of earth bunds, alteration of ground levels, the construction of steps leading to the hardstanding area to the west of the portacabin, and the siting of a portacabin used as an office in association with the Class B8 use.**
Appellant's name:	**Sam Perryman,**
Appeal reference:	**6016096**
Appeal Start Date:	**2 October 2026**

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Cornwall Council.

The enforcement notice was issued for the following reasons:

The breach of planning control was materially complete prior to the new Levelling Up and Regeneration Act coming into effect. The breach has therefore been considered under the time limits set out under Section 171B of The Town and Country Planning Act, 1990. It appears to the Council that the above breach of planning control has occurred within the last four and ten years.

It is considered that the change of use and associated development does not accord with the relevant development plan policies.

In particular;

The unauthorised development has resulted in the establishment of an independent commercial B8 storage and distribution use and a scaffolding business use in an unsustainable and inappropriate rural location, outside any defined settlement boundary or allocated
employment area. The use fails to demonstrate any overriding locational or business need to be sited in the countryside and is of a scale and nature that is inappropriate to its rural surroundings.

The operation of the site for storage, distribution and scaffolding business purposes gives rise to unacceptable levels of noise and disturbance to nearby residential properties, including Pencoose Farmhouse, Truro Heights, Kenwyn Hill, and New Mills Lane. The frequency, duration, and character of noise associated with heavy goods vehicles (HGVs), commercial vehicles, plant, and machinery movements, scaffolding vehicles, and general business activities, particularly during early morning and evening hours, causes a significantly detrimental impact on residential amenity.

In addition, the formation of extensive hardstanding areas, earth bunds and altered ground levels, together with the siting of a portacabin and the regular parking, storage and movement of commercial vehicles, scaffolding equipment, plant, machinery and other non-agricultural materials, has introduced visually intrusive and industrial features into the rural landscape. These works have eroded the site's agricultural character and caused significant harm to the visual amenities and landscape qualities of the surrounding countryside.

The development is therefore contrary to Policies 1, 2, 5, 12, and 23 of the Cornwall Local Plan Strategic Policies 2010-2030; Policies E1, EJ1, and EJ7 of the Truro and Kenwyn Neighbourhood Plan (Revision May 2023); Policy C1 of the Climate Emergency Development Plan Document; and paragraphs 8, 11, 88, 89, 135, 187, and 198 of the National Planning Policy Framework.

It is not considered that the matter can be overcome by the use of planning conditions.

The enforcement notice requires the following steps to be taken:

(1) Cease the storage use of the land and buildings outlined in red on the attached plan for the storage and distribution of plant, machinery, materials, and any other items falling within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).
(2) Remove from the land and buildings outlined in red on the attached plan all vehicles, plant, materials, equipment, paraphernalia and debris arising from or associated with the storage and distribution of plant, machinery, materials, and any

other items falling within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).
(3) Cease the scaffolding business use of the land and buildings outlined in red on the attached plan.
(4) Remove from the land and buildings outlined in red on the attached plan all vehicles, paraphernalia and debris arising from or associated with the scaffolding business.
(5) Remove the porta cabin shown in the appropriate location by a blue 'X' on the attached plan from the land outlined in red on the attached plan.
(6) Demolish and remove the steps from the land outlined in red on the attached plan.
(7) Demolish and remove the hardstanding areas shaded in orange on the attached plan.
(8) Demolish and remove the earth bunds from the land outlined in red on the attached plan.
(9) Reinstate the ground levels to their original profile before the breach took place and then reseed the land with grass.
(10) Remove from the land all materials and debris resulting from compliance with the above requirements and restore the land to its former condition before the breach took place.

The appellant has appealed against the notice on the following grounds:

Ground (f) the steps required to comply with the requirements of the enforcement notice are excessive and lesser steps would overcome the objections.

Ground (g) That the time given to comply with the notice is too short.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so online at https://acp.planninginspectorate.gov.uk/. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by 6 weeks from the start date. Any representations submitted after the deadline will not usually be considered and will be

13 October 2026

returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available for inspection on request.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal or from us.

When made, the decision will be published online at https://acp.planninginspectorate.gov.uk/

If you require any further information please do not hesitate to contact me.

Yours faithfully

Claire Broughton

Senior Development Officer
Development Management Service
Tel: 01872 322222
Email: planningappeals@cornwall.gov.uk

From: Colleen OSullivan [redacted]
Sent: 27 October 2026 14:07
To: Cllr Wright <[redacted]>
Cc: [redacted].'; Town Clerk <Clerk@truro.gov.uk>; Karen Harding [redacted]>; Admin <[redacted]
Subject: RE: Protected NDPs - revised list

Information Classification: PUBLIC

Dear Cllr Wright,

Thanks for your email. We have reconsidered the status of the Truro / Kenwyn plan and we have reinstated it to the protected list.

Following some further internal discussions around the status of the NDP, we've changed our view on the Truro / Kenwyn NDP. We think on reflection, we can consider the developments at Langarth and Pydar as allocations made through the NDP and so we will continue to apply that protection to your plan until it reaches 5 years old in June 28 (unless any appeal decisions contradict that judgement). That means that all policies in the NDP will continue to attract full weight. I will amend the note on our website to that effect and notify my colleagues in development management.

I hope that is reassuring – but please come back to me with any questions.

FYI, the revised NPPF is available here National_Planning_Policy_Framework.pdf section S6 is the one that offers additional protection to NDPs where there is a presumption in favour of sustainable development in operation.

Kind regards,
Colleen

From: Cllr Wright [redacted]
Sent: 26 October 2026 19:51
To: Colleen OSullivan <Colleen.OSullivan@cornwall.gov.uk>
Cc: 'robert.lacey@cornwall.gov.'; clerk@truro.gov.uk; Karen Harding <[redacted]>; Admin <[redacted]
Subject: FW: Protected NDPs - revised list

CAUTION: This is an **EXTERNAL** email which was sent from outside of Cornwall Council's network. Do not click links, open attachments, or reply unless you recognise the sender and know the content is safe. Do not provide any login or password details if requested.

Dear Colleen,

Thank you for your e-mail which has been passed to me in my capacity as Acting Chair of Kenwyn Parish Council, whilst our Chair, Derek Green is currently incapacitated.

I am surprised that the Truro and Kenwyn Local Plan is considered irrelevant, due to not mentioning sites allocated for housing. May I refer you to pages 33, 34, 35, 36, 37 and 51 of our current Plan which refer to Policy H3 concerning Langarth. This is a development of around 2,700 new houses (page 33), or '4,000 low-carbon homes' if the front page of Truro Voice, 5th August 2026, is to be believed. I am not aware of any homes that have been built on this site.
Langarth Garden Village will double the population of the Parish of Kenwyn and is forecast to provide housing to serve Truro and Kenwyn to the year 2050. No other Parish is having its population doubled because of 'allocated sites', so why is the Parish of Kenwyn being singled out to provide for more than double its current housing stock?

I have not been provided with a copy of the revised NPPF, which would be beneficial.

Thank you for your kind attention,

Martin Wright

Vice-Chair Kenwyn Parish Council
Chair Neighbourhood Priority Statement Working Group

From: Kenwyn Parish Council Clerk [redacted]
Sent: 20 October 2026 12:09
To: Cllr Wright [redacted]
Subject: Fw: Protected NDPs - revised list

FYI

From: Town Clerk <Clerk@truro.gov.uk>
Sent: 19 October 2026 6:38 PM
To: Colleen OSullivan [redacted]>; Kenwyn Parish Council Clerk [redacted]
Cc: Robert Lacey [redacted]
Subject: RE: Protected NDPs - revised list

Colleen

Thank you, for my benefit is there a difference between an NDP being "current" and "protected"? I thought ours was still able to be used?

Regards

David

David Rodda MBE
Town Clerk

Truro City Council
Truro Community Library
Union Place
Truro
TR1 1EP

[redacted]
Website: www.truro.gov.uk

From: Colleen OSullivan <[redacted]
Sent: 19 October 2026 18:33
To: Town Clerk <Clerk@truro.gov.uk>; Karen Harding <[redacted]
Cc: Robert Lacey <[redacted]
Subject: Protected NDPs - revised list
Information Classification: CONTROLLED

Dear David and Julie,

We have updated our note on protected NDPs following the publication of the revised NPPF and a copy is attached to this email. We have removed the Truro and Kenwyn NDP from this list as it no longer meets the NPPF requirements for additional protection (as it does not specifically allocate sites for housing), along with several other NDPs. This revised note will be added to our website this week.

There are now only 5 remaining protected NDPs in Cornwall. I hope that the note explains the position for you but if you have any questions, please come back to me.

Kind regards,

Colleen

We are consulting on the content of the new Cornwall Local Plan – tell us what you think Cornwall Local Plan – Scoping Consultation | Let's Talk Cornwall

Colleen O'Sullivan / Senior Project Lead
Cornwall Council / Planning and Housing
[redacted]
www.cornwall.gov.uk

From: Sian Knights [redacted]
Sent: 27 October 2026 15:59
To: [redacted]
Cc: KIRKHAM, Jayne (MP) [redacted]; Councillor Rob Nolan [redacted] Town Clerk <Clerk@truro.gov.uk>; [redacted]
Subject: Support for British BIDs Industrial Group Letter to Government

Dear Councillor Frost,

I hope you are well. I was delighted to learn that you visited Truro recently and you focused on the city centre.

I am now writing to draw your attention to the attached letter from the British BIDs Industrial Group to the Minister for Local Government, Devolution and Growth, Jim McMahon OBE MP - regarding the contribution of industrial estates and business parks to UK employment and growth.

Just for your information British BIDs leads the Business Improvement District (BID) industry by supporting the interests and values of UK BIDs and the work that they do. The British BIDs Industrial BIDs Group is the representative group of Business Improvement Districts that operate on business parks and industrial areas throughout the UK.

The letter highlights concerns that many businesses located on industrial estates and business parks are facing increasing pressures from rising business rates and the loss of employment land to alternative uses. As you will know, Newham Industrial Estate is one of Cornwall's most significant employment locations. The issues raised within the letter, particularly around the protection of employment land and the importance of maintaining a thriving business environment, are highly relevant to Cornwall.

Newham BID has greatly valued Cornwall Council's support for the area over many years.

Through continued partnership working, Newham has grown into one of Cornwall's key employment locations, supporting a diverse business community and providing skilled jobs for local people. I know Newham businesses would welcome the opportunity to showcase the role they play in Cornwall's economy.

I would be grateful if you would consider lending your support to the principles set out in the attached letter and invite you to visit Newham and meet some of our levy payers.

I would be pleased to facilitate a visit to Newham at a convenient time.

Thank your consideration.

Kind regards,
Sian Knights

Newham BID Manager

Attachment: British BIDs Industrial Group Letter to Government (20 October 2026)

Sian Knights
Newham BID Manager
manager@newhambid.co.uk
[redacted]

For a copy of Newham BID's privacy policy or to unsubscribe, please email manager@newhambid.co.uk

Follow and connect with Newham BID on social media

visit www.newhamtruro.co.uk for further information

Contact: **Steve Sawyer (Chair, Industrial BIDs Group)**
Direct Line: [redacted]
Email: [redacted]
Date: **20 October 2026**

Jim McMahon OBE MP
Minister for Local Government, Devolution and Growth
House of Commons
London SW1A 0AA

Dear Minister,

Contribution of industrial estates and business parks to UK employment and growth

Key points

- This letter represents the views of the British BIDs Industrial Business Improvement Districts (BIDs) Group
- It is the view of the Group that the diversity and function of industrial estates and business parks across the UK and their contribution to the economy is not well understood.
- Certain policies have had the unintended consequence of disadvantaging the great many businesses, from locally owned small businesses to globally trading companies, based in these unique places that has inhibited growth and increased vacancy rates.
- Emphasis is given to the following points with specific asks of Government to:
    - Not penalise businesses operating on business parks and industrial estates by disproportionately increasing business rates in these areas to provide subsidy to other types of business e.g. retail, hospitality and leisure;
    - Create a business rate allowance for those businesses located in Business Improvement District (BID) areas, to recognise the BID Levy contribution those businesses voluntarily make to improving their area and contributing to economic growth and regeneration;
    - Review the impact of national policy changes e.g. permitted development rights, and act quickly to avoid the unintended consequences that could impact the survival, vibrancy and productivity of business parks and industrial estates across the UK;
- On behalf of the British BIDs Industrial BIDs Group, an open invitation is extended to the Minister to visit one of our areas.

In more detail

On behalf of the British BIDs Industrial (Business Improvement District) BIDs Group, we are writing to you to highlight the unique and valuable contribution businesses based on business parks and industrial estates make to the UK economy, to the lives and livelihoods of thousands of people up and down the country, the challenges they increasingly face and the urgent support needed.

Studies have shown (e.g. Centre for Cities, 2023) that UK business parks make a significant contribution to the national economy, accounting for 4.4% of all UK businesses and 6.2% of "new economy" firms (such as technology, digital creative, and life sciences), despite occupying only 0.5% of the land in England and Wales. They act as crucial hubs for high-value employment, innovation, and regional investment, supporting the lifeblood of UK industry.

Crucially, these business parks and industrial estates are first and foremost places of employment. Collectively, they support hundreds of thousands of jobs across manufacturing, logistics, life sciences, digital, construction, waste management, professional services and the wider supply chain. They offer a wide range of employment opportunities, from entry-level and skilled trades to highly paid technical, scientific and management roles; often providing stable, long-term employment

close to where people live. For many communities, they are the primary source of local jobs and livelihoods.

In a broader sense, they offer much more than that. They are the places where things are made, stored and shipped from. They provide everything from workshop space for nimble owner-occupied businesses to headquarter offices for companies employing thousands of people. They provide employment for everyone from the humble motor mechanic to globally significant companies exporting throughout the world.

There is an intrinsic link between support for high-performing business areas and achieving the aspirations articulated in the UK Government's Industrial Strategy (The UK's Modern Industrial Strategy, November 2025). Our business parks and industrial estates act as hubs of economic activity. Where they are supported by BIDs, the businesses of the area are aligned through the "communities of interest" principle where their own aspirations for success are connected, harnessed and multiplied – a living and practical example of partnership working in action to deliver new investment, improvement and growth.

Global confidence is borne from local confidence, in people and in place. That includes businesses having confidence in the places they operate from, and yet these companies can increasingly choose to work from anywhere in the world. It is our shared interest with Government (local, regional and national) to keep them here.

It is fundamentally impossible to imagine how Government could "seize the opportunities this new world offers to deliver security, renewal, and higher living standards across the country" as stated in its Industrial Strategy without a thriving network of business and economic hubs throughout the country, embodied in our business parks and industrial estates and supported by the work of business improvement districts throughout the UK. Despite the development and growth of science and business parks having been an important aspect of developing the UK's post-industrial policy, they receive little media attention and the challenges that business parks and industrial estates face can often be over-looked or completely misunderstood.

As a result, policy decisions made locally and at a national level - while made with good intentions – can have an adverse impact on the ability of companies based in these areas to compete, to grow, to employ people and to fulfil their potential in contributing to a successful and competitive national economy aiding recovery and sustainable growth.

British BIDs (https://britishbids.info/) leads the Business Improvement District (BID) industry by supporting the interests and values of BIDs and the work that they do. As an important source of support to the industry and practitioners working in the BID industry, British BIDs is also a respected and credible source of information, intelligence and research.

As of March 2026, British BIDs analysis shows that there are 352 BIDs operating in the British Isles, of which 30 are classified as "Industrial". While not every business park and industrial estate benefits from being part of a BID, industrial BIDs collectively invest £6.2m annually into the communities they support (ranging from £55,000 to £698,755 per annum) and represent over 6,000 business premises. This is a vital and not inconsiderable contribution to building successful places where a diverse range of businesses can thrive and create jobs. The diversity is fascinating. These economic hubs vary from individual business parks hosting 750 business premises and 30,000 jobs, down to just 60 business premises.

Operating in all parts of the country, the British BIDs Industrial BIDs Group is a forum for bringing the people that manage these areas together to share good practice, to discuss topics of mutual interest and to raise issues of common concern with a view to finding solutions or lobbying for change.

It is in this context and on behalf of this group, that we write to you to represent our concerns on behalf of businesses operating in these otherwise seemingly unglamorous but vital business locations. We invite you to visit us to experience for yourself the work we do to support the local, regional and national economies and to hear from businesses operating in these areas, whose voices are otherwise relatively under-represented in the national debate.

As recognised by the Business and Trade Committee (September 2025) in its second call for evidence to help inform its 2026 work plan, the UK economy confronts challenges to growth, weak productivity and fragile investment. Businesses face rising costs, regulatory uncertainty, and a complex trade environment.

In launching this call for evidence, the Chair of the Committee, Rt Hon Liam Byrne MP, acknowledged how stubbornly slow UK growth is and how important investment is in terms of lifting living standards for all.

As a Group, we in turn acknowledge the difficult challenge Government faces in addressing this and there have been certain policy interventions designed to try and help provide stimulus. However, well-intended the reality in our places represented collectively by the Industrial BIDs Group is that some of these interventions have been uniquely unhelpful and warrant review.

Post-Brexit trade barriers, higher energy and fuel costs, weak and crumbling infrastructure (particularly difficult for out-of-town areas where business parks are sometimes located) and continued uncertainty all act as breaks. The recent increases in the National Living Wage and employer's National Insurance contributions have exacerbated the problem, as does local and national policy that has a more specific impact on businesses operating in business parks and industrial estates but has received very little attention.

Specifically, two key issues emerge that uniquely stifle economic growth and threaten the long-term survival of UK business parks and industrial estates:

1. **Business Rates:** Whilst we welcome Government's efforts to help save dying town centres and alleviate the difficulties some businesses face (principally retail, hospitality and leisure businesses), we are concerned that this has come at the expense of companies operating from business parks and industrial estates. Industrial businesses have therefore experienced an unexpected and significant increase in business rates to offset the reductions for town centre businesses, whilst at the same time trying to absorb the increases in the National Living Wage and employer's National Insurance contributions, therefore transforming industrial business models overnight and threatening the survival of UK industry.

   This is counter-productive and significantly increases the cost of doing business for companies operating in industrial areas upon which our economy depends – whether in manufacturing, storage, logistics or other sectors that rely on large commercial buildings and are sensitive to rising fixed costs, therefore increasing economic drag. These changes have resulted in reduced investment, constrained recruitment, delayed wage growth and, in some cases, the relocation or loss of essential local jobs.

   We ask Government to carefully consider the wider and unintended consequences of providing assistance in support of the high street generally and certain classes of business, and to safeguard against this delivered at the expense of business operating in business park and industrial estates.

   In addition, we ask Government to create an allowance for companies located in Business Improvement District (BID) areas similar to those made for companies located in Enterprise Zones, where companies in BID areas might in some way be insulated from business rate rises. This will avoid undermining BIDs, which are valuable public/private partnerships where businesses have voluntarily committed to directly invest in the places in which they operate. To stifle the appetite for BIDs is counter-productive to encouraging economic development, regeneration and growth through private-sector leadership, at a time when the public sector is coming under increasing pressure.

2. **Planning and land use policy:** We appreciate Government's aim to accelerate development to address urgent housing needs across the UK and therefore expanded Permitted Development Rights (PDR) to enable the conversion of previously redundant or under-used classes of commercial buildings for residential use, without the requirement to apply for planning consent (subject to satisfying certain conditions). Unfortunately, the changes in PDR

have led to some very unexpected and disastrous consequences for UK Industry and employment.

With the urgent need for housing, local authorities are struggling to retain or allocated new commercial development space and therefore UK Industry is growing ever more dependent on our existing commercial space. Business parks and industrial estates tend to have a mix of small landlord, large corporate landlords and owner occupiers, each having their own financial models to fulfil and often short-term personal financial interests. Businesses are at the mercy of these models, struggling to meet rising rent costs and identify affordable expansion space, often unable to compete with residential developers out bidding them while they landbank ready for residential conversion.

The recent changes to PDR have resulted in developers targeting vibrant industrial areas where the land value is substantially lower than approved residential development land. With road and utility infrastructure already in place, these industrial sites provide developers with large profitable future housing development sites, with no care for the lack of alternative commercial relocation sites and loss of local employment.

The developers can utilise PDR and the recent 'within 15 minutes' walk of a train station' guidance, to systematically insert residential into the heart of a business park or industrial estate, providing an unsuitable living environment and displacing commercial tenants. This in turn introduces an incongruous and unsafe mix of uses not consistent with typical business park operations, new constraints being placed on "normal" business operations related to noise and other issues due to complaints by residents newly introduced to business areas, and undermining core functions of industrial areas. Once residents are inserted into an industrial/business environment, it becomes more difficult for local planning authorities to resist full change of use residential planning applications, ultimately resulting in the business park or industrial estate becoming unsuitable or unviable for business use and therefore ready for large scale residential conversion.

While local planning authorities have the ability to apply for Article 4 Directives to prevent this type of conversion, there is pressure to meet housing targets and the need to consider the financial risk, with some local authorities lacking the resources or the will to act, leaving commercial areas vulnerable and potentially unattractive to business. For employers, this instability undermines long-term investment decisions, workforce planning and skills development. For employees, it risks job displacement, longer commutes, reduced access to employment sites and the erosion of established employment areas.

A point well made in the Industrial Estates Report produced by economic and land use consultants Regeneris for the Mayor of London (2016) "There is a need to protect industrial land in response to pressure from other uses. (Other) industrial estates have reported losing industrial land to residential and office-led developments".

It is the view of this Group that a better understanding of the function of different types of commercial areas, like business parks and industrial estates, would help future Government policy making achieve its intended objectives without disrupting the economic hubs that contribute so significantly to productivity, employment and local jobs. If action is not taken quickly to help safeguard the UK's vibrant business parks and industrial estates, the UK is likely to improve the housing stock but at the cost of soaring unemployment rates due to lack of business retention and growth.

In summary, we believe Government needs to:

a) Not penalise businesses operating on business parks and industrial estates by disproportionately increasing business rates in these areas to provide subsidy to other types of business e.g. retail, hospitality and leisure;
b) Create a business rate allowance for those businesses located in Business Improvement District (BID) areas, to recognise the BID Levy contribution those businesses voluntarily make to improving their area and contributing to economic growth and regeneration;

c) Review the impact of national policy changes e.g. permitted development rights, and act quickly to avoid the unintended consequences that could impact the survival, vibrancy and productivity of business parks and industrial estates across the UK;

In writing to you, we appreciate that there is limited scope for making changes to the current system and we recognise that representations on the above points have also been made by other business and trade bodies. However, we feel it is important to reinforce the unique contribution made by businesses located in business parks and industrial estates and the unique detrimental impact some aspects of Government policy can have on those places.

In conclusion, we would also be delighted to invite you to visit one or more of our commercial areas to gain a better understanding of our role as Industrial BIDs in supporting a successful UK economy and the kind of varied and diverse economic activities that our business parks and industrial areas support. We believe this would provide valuable insight into how national policy can better support productivity, investment, growth and jobs in the parts of the economy that quietly, but reliably, keep the country working.

Yours Sincerely

Steve Sawyer
Executive Director, Manor Royal BID
Chair of the British BIDs Industrial BIDs Group

Mel Richardson
Governance and Project Support, British BIDs
Coordinator of the British BIDs Industrial Group

About UK Industrial BIDs
According to British BIDs, there are 30 Business Improvement Districts (BIDs) in the UK that operate in a business park or industrial estate environment, accounting for over 6,000 hereditaments.

Collectively they generate an additional investment into their local economies of over £6.3 Million per annum from BID levies in support of employment and jobs. They are well represented throughout the UK with some clustering around areas noted for manufacturing and industry.

About British BIDs (https://britishbids.info/)
British BIDs leads the Business Improvement District (BID) industry by supporting the interests and values of UK BIDs and the work that they do. The British BIDs Industrial BIDs Group is the representative group of Business Improvement Districts that operate on business parks and industrial areas throughout the UK.

Application	Decision	Truro City Council
PA26/05459 | Proposed internal alterations to reinstate the buildings character by reversing previous unsympathetic modifications, while enhancing the layout and accessibility for modern office use. External works include improvements to rear landscaping and the removal of a modern metal staircase | 40 Lemon Street Truro TR1 2NS	Approved with conditions	Truro City Council support the application and request the Conservation Officer have oversight of the works as it occurs to protect the historic fabric and ensure the listing schedule is updated.
PA26/05460 | Listed Building Consent for proposed internal alterations to reinstate the buildings character by reversing previous unsympathetic modifications, while enhancing the layout and accessibility for modern office use. External works include improvements to rear landscaping and the removal of a modern metal staircase | 40 Lemon Street Truro TR1 2NS	Approved with conditions	Truro City Council support the application and request the Conservation Officer have oversight of the works as it occurs to protect the historic fabric and ensure the listing schedule is updated.
PA26/02318 | Rebuild retaining walls on either side of garage block driveway. Place solar panels on the flat roof of garage in east west runs back to back to minimise ballast. | The Deanery The Avenue Truro Cornwall TR1 1HR	Refused	Truro City Council support the application and request that the private road sign be reinstated in an appropriate position.
PA26/05776 | Works to trees subject to a Tree Preservation Order (TPO): 2x Oak trees (T3 and T5) - crown raise over garden to 3 Huthnance Close. | 3 Huthnance Close Truro Cornwall TR1 1YT	Approved with conditions	Support.
PA26/04910 | Listed building consent to relocate our gas meter on west elevation | 1 Trennick Row Malpas Road Truro Cornwall TR1 1QL	Approved with conditions	Support.
PA26/06158 | Works to trees subject to a Tree Preservation Order(TPO) Tree 1 Oak . A reduction of 5-10% to lessen the sail effect of the crown is requested. | 8 Bishop Temple Road Truro Cornwall TR1 1YP	Approved with conditions	Support.
PA26/06241 | Works to Trees within a Conservation Area (TCA) - T8 Holly - Prune back to natural growth points to clear parking. T2 - Ash, T3 - Lime and T4 - Sycamore - Maintain height clearance as required. T6 - Ash - Crown raise to 2.5m. G4 - Willow - Pollard. | Bosvigo County Primary School Chapel Hill Truro Cornwall TR1 3BJ	Decided not to make a TPO	Support.
PA26/05996 | Works to Tree covered by a Tree Preservation Order (TPO) - Fell: T1, sycamore and T2, sycamore | 9 Trewinnard Grove Truro Cornwall TR1 3RQ	Part Approved/Part Refused	Support.

PA26/04152 | Listed building consent for the replacement of roof to match existing, replacement of roof access ladders, repairs to Sash windows to the rear elevation, internal making good of water damaged decorations, kitchen and toilets refurbishment, and associated works. | 7 - 8 Boscawen Street Truro Cornwall TR1 2QT	Approved with conditions	Support.
PA26/04151 | Replacement of roof to match existing, replacement of roof access ladders, repairs to Sash windows to the rear elevation, internal making good of water damaged decorations, kitchen and toilets refurbishment, and associated works. | 7 - 8 Boscawen Street Truro Cornwall TR1 2QT	Approved with conditions	Support.
PA26/05901 | Listed Building Consent for repair, maintenance and refurbishment works, including refurbishment of rear elevation first and second floor metal windows and resurfacing of existing flat roof | 31 Boscawen Street Truro Cornwall TR1 2QJ	Approved with conditions	Support.
PA26/06161 | Garden Wall Repairs | 6 Stratton Terrace Truro Cornwall TR1 3EW	Approved with conditions	Support.
PA26/06342 | Works to trees subject to a Tree Preservation Order(TPO) T25 Monterey Pine - Remove 1 low, long dead limb in centre of crown. | St Marys Church Of England School Higher Trehaverne Kenwyn Truro Cornwall TR1 3RJ	Approved (Statutory/one condition only)	Support.