Saltash Town Council

Konsel An Dre Essa

The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX
Telephone: 01752 844846
www.saltash.gov.uk

11 November 2026

Dear Councillor

I write to summon you to the **Meeting of the Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 17th November 2026 at 6.30 pm**.

The meeting is open to members of the public and press. Members of the public wishing to speak about a planning application should register either by email to enquiries@saltash.gov.uk or via The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX, **no later than three working days before the meeting** where the application will be considered.

Please note if Councillors have any questions on the business to be transacted at this meeting the Clerk must be notified **no later than 12 noon the day before the meeting.**

Planning applications can be viewed by Members of the Council prior to the meeting on the Cornwall Council's website www.cornwall.gov.uk. Members of the public may view planning applications online during normal working hours of 9:30 a.m. to 4:30p.m. at the Saltash Library Hub.

Yours sincerely,

PP S Burrows
Town Clerk / RFO

To:

Essa	**Tamar**	**Trematon**
A Ashburn	S Gillies	S Miller
R Bickford	M Johns	B Samuels (Chairman)
R Bullock	S Martin	S Slavin
L Mortimore	P Nowlan (Vice-Chairman)	B Stoyel
P Samuels	J Peggs	
J Steers	J Suter	

A Civility & Respect Pledge Council

Agenda

1. Civility and Respect Pledge Reminder.
   The Town Council has adopted the Civility and Respect Pledge. Members are reminded of their obligations under the Code of Conduct. Debate is to be respectful, focused on the issues, and conducted in accordance with the Code of Conduct.

2. Health and Safety Announcements.

3. Apologies.

4. Declarations of Interest:
   a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.

   b. The Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.

5. Public Questions - A 15-minute period when members of the public may speak about a planning application.

   Please note: Any member of the public requiring to speak about a planning application should register by email **no later than three working days before the meeting** where the application will be considered.

   Members of the public are advised to review the Receiving Public Questions, Representations and Evidence at Meetings document prior to attending the meeting.

6. To receive and approve the minutes from the Planning and Licensing Committee held on 20 October 2026 as a true and correct record. (Pages 5 - 13)

7. To receive and approve the minutes from the Extraordinary Planning and Licensing Committee held on 27 October 2026 as a true and correct record. (Pages 14 - 74)

8. To consider Risk Management reports as may be received.

9. To review the Planning and Licensing Business Plan Deliverables and consider any actions and associated expenditure; (Pages 75 - 76)

10. To receive Cornwall Council's Planning Guide for Councillors and consider any actions.

11. To receive a report on the Neighbourhood Plan Review and consider any actions and associated expenditure. (Pages 77 - 78)

12. Planning:
    a. Applications for consideration:

    PA26/07182
    Mr Stankovic – **35 Hillside Road Saltash Cornwall PL12 6EX**
    Erection of rear balcony and external staircase
    Ward: Tamar
    Date received:19 October 2026
    Response date: Extended 18 November 2026
    https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TMWJ4SFGG1O00

    b. Tree applications:

    PA26/07264
    Mr Justin Lusher – **Haven View 2 Higher Port View Saltash Cornwall PL12 4BU**
    Works to trees subject to a Tree Preservation Order(TPO) Trim large Sycamore Tree close to property
    Ward: Essa
    Date received: 23 October 2026
    Response date: Extended 18 November 2026
    https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TN43BTFGL1D00

    c. Tree notifications:

    None received.

13. Consideration of licence applications:

    None received.

14. Public Bodies (Admission to Meetings) Act 1960:
    To resolve that pursuant to Section 1(2) of the Public Bodies (Admission to meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

15. To consider any items referred from the main part of the agenda.

16. Public Bodies (Admission to Meetings) Act 1960:
    To resolve that the public and press be re-admitted to the meeting.

17. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 15 December 2026 at 6.30 pm

A Civility & Respect Pledge Council

Appendix A

Submission of Questions, Representations and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **three working days before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Mr Jensen	**Date of submission:** 12 November 2026
Do you give consent for your personal details to be published and made available in the public domain, please circle below: **Yes**	
Are you attending the meeting in person to ask your question, please circle below: No	
If your question relates to a Planning or Licensing Application, please confirm the application number, name, address and whether you support or object:	
Question, Representations and Evidence: 1) At the 27th October meeting at Saltash Methodist Church, Aldi revealed that Saltash Community School had contacted Aldi offering to become the alternative site for the recreation ground on Callington Road that Aldi propose to build on. Many residents to whom I have spoken are both shocked and disappointed that the school has effectively chosen to partner with Aldi in the proposal. The NPPF requires any planning application from Aldi for the Callington Road site to provide an alternative site to the local community that is at least as good in terms of quantity and quality to the site being replaced. The school's intervention is therefore potentially significant in the success or otherwise of any such application. As a result I ask; a) will the council please make known to Saltash Community School's headmistress and governors the level of disappointment at the school's intervention in Aldi's controversial proposal. b) will the council ask the school whether the existing all weather pitch is currently available for booking at weekends and also during school holidays, and the tariff of charges for hiring the pitch? The school has not yet responded to me on that. c) will the council enquire of the school how much of the current 5pm -8pm, Mon-Fri availability of the existing all-weather pitch is already taken up by both school and public bookings?	

d) putting aside the inadequacy of the 3G pitch as an alternative site, in terms of eg location and proximity, size (the Callington Road site is 52% larger than the proposed alternative), and that the alternative site is for organised sport only, not general recreation, will the council please note and highlight to the school that DEFRA describes such 3G pitches as the UK's primary source of intentionally added microplastics into the environment: such pitches are being phased out in Europe for environmental reasons and in any case require replacing every 10-12 years at a cost of several hundreds of thousands of pounds. This is a short term structure which comes at significant environmental cost, replacing a recreation ground that has been of long-term community service since 1938 and benefits the environment.

2) At the meeting at Saltash Methodist Church Aldi committed to respond to the council on several questions that remained unanswered at the meeting. One such unanswered question, a question posed by Marie Whittam on behalf of Save Saltash Green Spaces, asked for Aldi's response to a solicitor's letter concerning the incorrect address on CC's section 123 Notice of Disposal.

Has Aldi's promised responses to any of the unanswered questions been received and if not will the council chase Aldi for those answers?

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 20th October 2026 at 6.30 pm

PRESENT: Councillors: A Ashburn, R Bickford, R Bullock, S Gillies, M Johns, S Miller, P Nowlan (Vice-Chairman), B Samuels (Chairman), P Samuels, S Slavin, J Steers, B Stoyel and J Suter.

ALSO PRESENT: 1 Member of the Public, D Joyce (Office Manager / Assistant to the Town Clerk) L Mansfield (Mayor's Secretary / Receptionist).

APOLOGIES: S Martin and L Mortimore.

91/26/27 CIVILITY AND RESPECT PLEDGE REMINDER.

The Chairman reminded Members that the Town Council has adopted the Civility and Respect Pledge.

Members were reminded of their obligations under the Code of Conduct. Debate is to be respectful, focused on the issues, and conducted in accordance with the Code of Conduct.

92/26/27 HEALTH AND SAFETY ANNOUNCEMENTS.

The Chairman informed those present of the actions required in the event of a fire or emergency.

93/26/27 **DECLARATIONS OF INTEREST:**

a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.

Councillor	Agenda Item	Pecuniary/ Non-Pecuniary	Reason	Left Meeting
B Samuels	PA26/06112	Non-pecuniary	Neighbouring property	Yes
B Samuels	PA26/05715	Non-pecuniary	Neighbouring property	Yes
P Samuels	PA26/06112	Non-pecuniary	Neighbouring property	Yes
P Samuels	PA26/05715	Non-pecuniary	Neighbouring property	Yes

b. The Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.

None received.

94/26/27 **PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.**

The Chairman confirmed that no questions had been received for this evening's meeting.

One resident in attendance had, however, registered to speak on planning application PA26/06800 in accordance with the Town Council's Receiving Public Questions, Representations and Evidence at Meetings policy.

95/26/27 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 15 SEPTEMBER 2026 AS A TRUE AND CORRECT RECORD.**

Please see a copy of the minutes on the STC website or request to see a copy at the Guildhall.

Following a vote (11 in favour, 0 against, 2 abstentions), it was proposed by Councillor Slavin, seconded by Councillor Miller and **RESOLVED** to amend minute 85/26/27 planning application PA26/05660 paragraph at the top of page 547 to - Members also expressed concerns regarding the level of information available to support consideration of the application and observed that the application involved exceeding by 156 homes the 1,000 home limit set by condition 17 of the outline planning application for the entire site (PA14/02447).

Following a vote (11 in favour, 0 against, 2 abstentions), it was proposed by Councillor B Samuels, seconded by Councillor Ashburn and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 15 September 2026 were confirmed as a true and correct record.

96/26/27 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

Nothing to report.

97/26/27 **TO REVIEW THE PLANNING AND LICENSING BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE;**

Members received and the Planning and Licensing Business Plan Deliverables contained within the circulated reports pack.

It was **RESOLVED** to note.

98/26/27 **TO RECEIVE A REPORT ON THE NEIGHBOURHOOD PLANNING REVIEW AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.**

Members received the Officer's report contained within the circulated reports pack.

It was **RESOLVED** to note.

99/26/27 **TO RECEIVE THE SCOPING CONSULTATION FOR THE CORNWALL LOCAL PLAN AND CONSIDER ANY ACTIONS.**

Members received the Officer's report on the Scoping Consultation for the Cornwall Council Local Plan contained within the circulated reports pack.

The Chairman informed Members that responses to the scoping consultation will inform Cornwall Council's Local Plan and is not part of the consultation currently being undertaken by the Town Council. Members were encouraged to respond individually by the consultation deadline of 16 November.

Following a unanimous vote, it was proposed by Councillor B Samuels, seconded by Councillor Nolan and **RESOLVED** to delegate to the Chairman to respond to Cornwall Council's Scoping Consultation on behalf of the Town Council.

The Chairman requested Members email their responses to her directly by the 31 October.

100/26/27 **PLANNING:**

a. Applications for consideration:

PA26/03954
Mr Ryan Rayner – **Land East of 1 Warfelton Crescent Saltash PL12 4NA**
Construction of dwelling and associated works
Ward: Essa
Date received: 11 September 2026
Response date: Extended 22 October 2026

Following a unanimous vote, it was proposed by Councillor Bullock, seconded by Councillor Bickford and resolved to **RECOMMEND APPROVAL.**

PA26/05078
Mr & Mrs M Walsh - **22 Essa Road Saltash PL12 4ED**
Householder single story side extension with associated works
Ward: Essa
Date received: 10 September 2026
Response date: Extended 22 October 2026

Following a unanimous vote, it was proposed by Councillor Bickford, seconded by Councillor Ashburn and resolved to **RECOMMEND APPROVAL.**

PA26/06044
Ms Amelia Back – **Land North East of Pendennis Stoketon PL12 4SA**
Construction of a single detached dwelling.
Ward: Trematon
Date received: 11 September 2026
Response date: Extended 22 October 2026

Following a unanimous vote, it was proposed by Councillor Stoyel, seconded by Councillor Johns and resolved to **RECOMMEND APPROVAL.**

PA26/06299
Mrs Perdita Heller – **Grove Elmgate Saltash Cornwall PL12 4QY**
External works to existing barn, including the installation of new doors and windows to front elevation, windows to eastern (side) building elevation and other external works to building masonry.
Ward: Trematon
Date received: 30 September 2026
Response date: 21 October 2026

Following a unanimous vote, it was proposed by Councillor Stoyel, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL.**

PA26/06782
Mr James Artingstall Bloor Homes - **Land At Phase 2A, Treledan Broadmoor Farm Stoketon Saltash PL12 6PQ**
Non Material Amendment to PA23/07113 approved 22/03/24 to replace rendering on various plots to recon stone.
Ward: Trematon
Date received: 1 October 2026
Response date: Extended 21 October 2026

Members discussed non-material amendments and acknowledged that, while such amendments can sometimes result in notable design changes, it was considered that the reconstructed stone represented a more appropriate material choice than that originally proposed.

Following a unanimous vote, it was proposed by Councillor P Samuels, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL.**

PA26/06800
Mr and Mrs S Haggart – **Eales Lodge Carkeel Saltash Cornwall PL12 6NR**
Two storey extension
Ward: Trematon
Date received: 5 October 2026
Response date: 26 October 2026

The applicant, who had registered to speak in accordance with the Town Council's Receiving Public Questions, Representations and Evidence at Meetings policy, was invited to address the Council. The applicant was given three minutes to speak in support of the application, after which Members asked questions and discussed the proposal.

Following a unanimous vote, it was proposed by Councillor Stoyel, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL.**

Councillors B and P Samuels declared an interest in the following planning applications and left the meeting.

The Vice Chairman in the chair.

PA26/06612
Mr & Mrs J Worth – **81 Liskeard Road Saltash Cornwall PL12 4HQ**
Proposed formation of off-road parking and drop kerb
Ward: Tamar
Date received: 6 October 2026
Response date:27 October 2026

Following a vote (10 in favour, 1 against, 0 abstentions), it was proposed by Councillor Miller, seconded by Councillor Johns and resolved to **RECOMMEND REFUSAL** due to:

1. The loss of existing parking provision;

2. Highway safety concerns, as the proposed access would enter onto a busy road with limited visibility, potentially creating difficulties for vehicles entering and exiting the site;

3. The adverse impact on the character and appearance of the area, together with concerns regarding the length of public footway that would need to be crossed by vehicles to access the proposed parking area.

PA26/05715
Mr Jamie Thomas - **4 Moorlands Lane Saltash Cornwall PL12 4HJ**
Demolition of existing garage and erection of proposed side extension including a sensory room for a disabled child.
Ward: Tamar
Date received: 7 October 2026
Response date: 28 October 2026

Following a unanimous vote, it was proposed by Councillor Suter, seconded by Councillor Gillies and resolved to **RECOMMEND APPROVAL.**

Councillors B and P Samuels were invited and returned to the meeting.

PA26/06799
Trustees of The Core – **The Core Church Road Saltash PL12 4AE**
Garden shelter, building containing a gym/boxing ring, 3 no. storage buildings and building used for crafts.
Ward: Essa
Date received: 9 October 2026
Response date: 30 October 2026

Following a unanimous vote, it was proposed by Councillor Bullock, seconded by Councillor John and resolved to **RECOMMEND APPROVAL.**

PA26/06829
Mr Paul Ashby – **5 Deacon Drive Saltash PL12 4SL**
Ground floor side extension, rear balcony and render to all exposed blockwork elevations.
Ward: Essa
Date received: 12 October 2026
Response date: 2 November 2026

Following a unanimous vote, it was proposed by Councillor Miller, seconded by Councillor Stoyel and resolved to **RECOMMEND APPROVAL.**

PA26/06968
Emma Gillespie BDW Trading Ltd – **Land at Broadmoor Farm Stoketon Saltash PL12 6PR**
Non material amendment in relation to decision notice PA21/01757 to allow omission of windows from side elevations, an increase in the size of certain rear elevation windows and the introduction of Automatic Opening Ventilator (AOV) unites to serve the apartment buildings.
Ward: Trematon
Date received: 14 October 2026
Response date: 28 October 2026

Following a vote (11 in favour, 2 against, 0 abstentions), it was proposed by Councillor Gillies, seconded by Councillor Steers and resolved to **RECOMMEND APPROVAL.**

b. Tree applications:

None received

c. Tree notifications:

None received.

101/26/27 CONSIDERATION OF LICENCE APPLICATIONS:

None received.

102/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

To resolve that Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

103/26/27 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

104/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

To resolve that the public and press be re-admitted to the meeting.

105/26/27 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

DATE OF NEXT MEETING

Tuesday 27 October 2026 at 6.30 pm

Rising at: 7.09 pm

Signed: _____
Chairman

Dated: _____

SALTASH TOWN COUNCIL

Minutes of the Extraordinary Meeting of the Planning and Licensing Committee held at the Saltash Wesley Church on Tuesday 27th October 2026 at 6.30 pm

PRESENT: Councillors: R Bickford, R Bullock, S Gillies, M Johns, S Martin, S Miller, L Mortimore, B Samuels (Chairman), P Samuels, S Slavin, J Steers, B Stoyel and J Suter.

ALSO PRESENT: 105 Members of the Public, H Frank (Cornwall Council), P Cador (Cornwall Council) and K Johnson (Cornwall Council), S Burrows (Town Clerk / RFO), D Joyce (Office Manager / Assistant to the Town Clerk) and E LowtonSmith (Planning and General Administrator), 3 Volunteers – Wesley Church, 5 Representatives on behalf of Aldi – Cavendish Consulting.

APOLOGIES: A Ashburn, P Nowlan (Vice-Chairman) and J Peggs.

106/26/27 TO APPOINT A VICE CHAIR FOR THE PURPOSE OF THIS MEETING ONLY.

The Chairman informed Members that Councillor Nowlan, Vice Chairman of the Planning and Licensing Committee, had submitted apologies for absence for this meeting. In view of the scale of the meeting, the Chairman requested that a Vice Chairman be appointed for this meeting only.

Councillor Johns nominated himself.

Following a unanimous vote, it was proposed by Councillor B Samuels, seconded by Councillor Slavin, and **RESOLVED** to appoint Councillor Johns Vice Chair for the purpose of this meeting only.

107/26/27 CIVILITY AND RESPECT PLEDGE REMINDER.

The Chairman reminded Members that the Town Council has adopted the Civility and Respect Pledge.

Members were reminded of their obligations under the Code of Conduct. Debate is to be respectful, focused on the issues, and conducted in accordance with the Code of Conduct.

108/26/27 HEALTH AND SAFETY ANNOUNCEMENTS.

The Chairman informed those present of the actions required in the event of a fire or emergency.

109/26/27 DECLARATIONS OF INTEREST:

a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.

   None received.

b. The Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.

   None received.

110/26/27 THE CHAIRMAN TO CONFIRM THE PROCEEDINGS FOR THIS EVENING'S PLANNING AND LICENSING COMMITTEE MEETING AND CONSIDER ANY ACTIONS.

The Chairman thanked Councillors for their attendance this evening and to those who join us in person and online.

The Chairman outlined the proceedings for this evening's meeting:

This meeting is an information-gathering session only. No decisions will be made, and no vote will be taken this evening.

Councillors are reminded of their obligations regarding predisposition, bias and predetermination. Please ensure that you remain open-minded throughout the meeting and use this session for its intended purpose, which is to listen to the presentation, gather information, and ask questions.

Any consideration of a planning application will take place if and when a formal application is received by the Council.

To members of the public present in the gallery and those joining us online, the Town Council asks that you respect the governance and legislative framework within which the Council must operate. This will ensure that Councillors are able to participate appropriately in any future decision-making process should a planning application come before the Council.

To allow sufficient opportunity for questions and discussion, both the presentation and public question sessions have been extended to 20 minutes. The public shall not speak for more than three minutes. However, I will exercise reasonable flexibility where appropriate and ensure that all participants are treated fairly.

A number of public questions have been submitted in advance, and the Town Clerk has shared these with Cavendish Consulting ahead of the meeting. At the appropriate point in the meeting, I will invite speakers to contribute, following the opportunity for Councillors to ask their questions.

Councillors and members of the public are respectfully asked to direct their questions through the Chair, and I will manage the discussion and ensure everyone has the opportunity to participate in an orderly manner. I would also ask representatives from Cavendish Consulting to follow the same process.

We want everyone to have the opportunity to ask their question and be heard this evening. To achieve this within the time available, I ask that we all work together and follow the agreed Council procedures. Thank you.

Following a unanimous vote, it was proposed by Councillor Mortimore, seconded by Councillor Martin, and **RESOLVED** to confirm the proceedings of the meeting, including the suspension of Standing Order 3.7 and General Terms of Reference 8.

111/26/27 **TO WELCOME REPRESENTATIVES FROM CAVENDISH CONSULTING, ACTING ON BEHALF OF ALDI, TO DELIVER A PRESENTATION ON THE UPDATED PROPOSALS FOR THE BURRATON FIELD SITE.**

Cavendish Consulting:

The Chairman welcomed representatives from Cavendish Consulting, acting on behalf of Aldi, to the meeting.

Representatives presented updated proposals for a food store development at Callington Road, Burraton Field, Saltash. The scheme represents an investment of approximately £10 million and includes a retail store, electric vehicle charging infrastructure and new employment opportunities. Members were advised that the store had been reduced and reconfigured following consultation and pre-application discussions with Cornwall Council, with existing trees retained and landscaping enhanced.

They advised that public consultation had identified concerns regarding the loss of open space, sports provision, traffic and drainage. Further technical assessments had therefore been undertaken, including an open space and playing field Impact Assessment, transport surveys and drainage investigations. Aldi's preferred mitigation proposal is to support the provision of a floodlit 3G football and rugby pitch at Saltash Community School.

Members were informed that the proposal includes 113 parking spaces, three to four deliveries per day, and a drainage system designed to accommodate a 1-in-100-year storm event plus a 50% climate change allowance. Subject to progression of the development, Aldi would intend to submit a planning application in November 2026, with determination anticipated in Spring 2027 and construction potentially commencing later that year.

Town Council Members:

Following the presentation, the Chairman invited questions from Members of the Council. Members raised a range of queries relating to open space and sports provision, traffic assessments and monitoring, highway impacts, Section 106 contributions and their impact on the town, drainage arrangements, and the consideration of alternative sites.

Members sought clarification regarding the proposed replacement sports provision, including management, maintenance, community access and parking arrangements. Representatives advised that the proposed 3G pitch at Saltash Community School would be managed by the school, with community access secured through appropriate agreements should planning permission be granted. However, the Council would need to contact the school to better understand the finer detail regarding access and management of the pitch.

Concerns were raised regarding the loss of recreational land at Burraton Field, the suitability and accessibility of the proposed replacement provision, and the availability of open space within Saltash. Representatives advised that the proposed 3G pitch would provide an enhanced facility with increased playing capacity compared with the existing provision and stated that their assessment had been informed by Cornwall Council's Open Space Strategy and Playing Pitch Strategy.

Members questioned the potential impact of the development on traffic congestion, highway safety, air quality, drainage and neighbouring residents and asked if they had considered other locations, if so, where and why were they dismissed.

Representatives advised that transport, drainage and environmental assessments would accompany any planning application and would be subject to scrutiny by Cornwall Council and the relevant statutory consultees. Representatives remained non-committal regarding alternative locations. They confirmed that Treledan had been considered but discounted due to the site's restriction to 400m² of retail floor space. However, they were unable to name other locations that had been assessed.

Members requested improved pedestrian access to the site and sought reassurance regarding the proposed highway access arrangements and traffic modelling. Representatives advised that these matters continued to be assessed and refined as part of the design process.

Members also raised regarding alternative development sites, the potential impact on the town centre, and previous proposals for the future use of Burraton Sports Field. Representatives advised that alternative sites had been considered through the Sequential Assessment process and that retail impacts would be assessed as part of any future planning application.

Throughout the discussion, it was reiterated about the whether the location is the right location and a lack of understanding around other potential sites, loss of open space, replacement sports provision being proposed, traffic impacts and the potential effects on local residents and the town centre.

Representatives acknowledged that a number of questions had been raised and confirmed that they would provide responses to the questions they were unable to answer during the meeting. They further advised that matters requiring further consideration would continue to be assessed as part of the planning application process.

112/26/27 PUBLIC QUESTIONS - A 20-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT THE PRESENTATION.

Public questions and statements:

The Chairman invited members of the public to present their questions and statements, and the representatives to respond accordingly. It was noted that a number of the matters raised had already been addressed during the earlier discussion and questioning by Councillors, and responses had therefore already been provided by the representatives.

Areas of concern raised by members of the public included the potential impact of the development on residents' wellbeing and quality of life, noise generated by deliveries, light pollution arising from extended opening hours, and the suitability of the proposed site. Questions were also raised regarding whether Aldi's legal team had received copies of formal warnings issued by a solicitor, the efforts made to identify and secure a brownfield or industrial site, and the findings of any traffic monitoring and assessment undertaken. Concerns were expressed about the adequacy of existing pedestrian infrastructure and the assertion that the site would be readily accessible on foot.

Further questions related to the proposed design and accessibility of the store and car park, given the site's elevated position relative to the surrounding pavements, and the measures Aldi intended to implement to mitigate increased traffic movements. Clarification was also sought on whether any discussions or agreements had taken place between Aldi and Saltash Rugby Club regarding the funding of new floodlighting.

The Chairman confirmed that a number of the questions raised by members of the public had already been addressed during the earlier discussion with Members of the Town Council, and that these matters would be subject to further consideration through the planning application process. The representatives confirmed that they would provide further responses in relation to questions they were unable to answer at the meeting.

However, they did confirm that they were not aware of any discussions or agreements having taken place between Aldi and Saltash Rugby Club regarding the funding of new floodlighting, nor were they aware of any solicitor's letter having been received by Aldi in relation to the proposed development.

Representatives acknowledged the concerns and observations raised by members of the public.

The Chairman thanked all those who had submitted questions, representations and supporting information in accordance with the Town Council’s Policy, and all those who had attended the meeting.

During consideration of this item, Councillors Johns and Steer left the meeting and returned prior to the conclusion of discussions.

For the full wording of the public questions and statements submitted, please refer to the link provided – Public Questions and Representations

113/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

To resolve that Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

114/26/27 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

115/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

To resolve that the public and press be re-admitted to the meeting.

116/26/27 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 17 November 2026 at 6.30 pm

Rising at: 8.52 pm

Signed: _____
Chairman

Dated: _____

Appendix A

Submission of Questions, Representation and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **three working days before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Name: Lt.Cdr B.A. Brooking M.B.E., J.P. B.A., M.A., R.N. (Rtd) **Address:** 17 Taylor Road, Saltash, Cornwall PL12 4LR **Contact details:** 01752 844050	**Date of submission:** 25th October 2026
Do you give consent for your personal details to be published and made available in the public domain, please circle below: **Yes or No**	
Are you attending the meeting in person to ask your question, please circle below: I hope to attend but if I am unable to please can it be read on my behalf Yes or No	
If your question relates to a Planning or Licensing Application, please confirm *the application number, name, address and whether you support or object.* No member of the public may speak for longer than three minutes: Aldi Consultation	
Question, Representations and Evidence: A question must be submitted in a clear and concise manner and may include representations and supporting evidence. Each person may submit only one question. No member of the public may speak for longer than three minutes. Please see attached	

May I give a response to the Aldi proposed plan for a supermarket on Burraton Field? I believe that I have a duty of care to protect the Saltash community from these proposals.

For the first part of my working life, I served in the R.N. and R.M. Commandos, including the 'front line'. I saw comrades killed and severely wounded. I picked up body parts of women and children. I saw what people can do to others. We protected communities.

Aldi appears to be hell-bent on making a profit at the expense of our community, i believe that Aldi is putting profit before people.

I have read the updated proposals. I believe that the document is flawed and in parts lacking integrity. For 30 years as a J.P. I had to justify my decisions. I will do so now.

The report says Aldi works and collaborates with the community. Not here. I suggest they work against the majority as shown in the results of your survey.

The report says they would invest over £10 million. Most of that would, of course, be for themselves to make a profit. Who are they to tell us where to re-invest their proposed £2 million, sweetener in public services?

The report says they will create approximately 40 new local jobs. That and any re-investment will not compensate for what we lose – and I would suggest a number would come from outside Saltash. It all comes down to profit before people.

The report cites the results of the public exhibition at Saltash Rugby Clubhouse on the 28th January. I attended most of the session and made my customary contemporaneous notes. It should have been a consultation. It was not. It was poorly done. The venue was too small for proper discussion, and so many of the hosts were inexperienced and unable to answer important questions, particularly about the loss of green space and traffic congestion. They were evasive. My notes indicated that over 90% of us were against the proposal. Feedback forms indicate a significant number were against. I can tell Aldi why so many were unsure. It is because they did not present the necessary facts properly – they evaded questions.

The report says they run additional traffic surveys. Are they concealing the results – which I expect to be adverse?

The report says Saltash is identified as having above average provision for public outdoor sports and children's play areas as they provide a 'wider context for considering the proposed loss of open space.' They take no account of the needs of older people, those with mobility issues, and do not drive. There is no alternative option, including the Aldi preferred option at Saltash School.

I would not like to live in Callington Road with heave lorry deliveries early and late. It would be disruptive and damaging. There is already evidence of house prices being adversely affected. Aldi will not mind. They do not live here.

This proposal is all about making money – turning a profit. I have no problem with that in general, but when it involves exploitation, especially involving the community's physical and mental health over open space and traffic congestion. It is greed.

I was proud to serve and defend our country when in uniform. If this proposal is accepted then I shall wonder whether it was worth it, and why my comrades and I bothered! Aldi and its representatives should be ashamed for even considering this proposal. If our Town and Cornwall Council approve, this unreasonable proposal would be a gross betrayal of our Saltash community.

There are precedents. Some years ago, Sainsbury's wanted to build on Kimberley field in Saltash. They lost. Aldi wanted a supermarket at Ivybridge. They lost. Let us send them packing!

Appendix A

Submission of Questions, Representation and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **three working days before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Name: [redacted] **Address:** [redacted] **Contact details:** [redacted]	**Date of submission:** 25th October 2026
Do you give consent for your personal details to be published and made available in the public domain, please circle below: ~~Yes~~ or **No**	
Are you attending the meeting in person to ask your question, please circle below: I hope to attend but if I am unable to please can it be read on my behalf Yes or No	
If your question relates to a Planning or Licensing Application, please confirm the application number, name, address and whether you support or object. No member of the public may speak for longer than three minutes: Aldi Consultation	
Question, Representations and Evidence: A question must be submitted in a clear and concise manner and may include representations and supporting evidence. Each person may submit only one question. No member of the public may speak for longer than three minutes. Please see attached	

May I please respond to Aldi's updated proposal?

I live locally to Burraton field and indeed over the years have played there as a child and took our dogs there to walk them.

I am very concerned that we are going to lose half of this valuable space. This will put increased use on the rugby pitch. I know that the club already has a problem with dog fouling on the pitch – probably by a small minority of owners not picking up after their dogs. Before each game and training session, they must clear up the mess so that their players' health is not endangered. Don't forget they also have a youth section. Would you like your child to be playing there and fall in dog mess?

I notice from their proposal that they are suggesting that Saltash Community School field could be upgraded and made available to the public. I would like to bring a few points to their attention:

This is nearly 2 miles from Burraton field. How do they expect people to get there if they do not drive and have to rely solely on public transport. This is especially true of the elderly and disabled.

At present we can use Burraton field at any time of the day. At the school the hours will be restricted, to outside school hours.

During the winter months this means that if you wanted to use the school field say after 4 pm to walk your dog, get exercise etc., it will be getting dark. This is not a safe option for many and as a female I would feel very vulnerable in this situation.

Aldi are not replacing like with like for the community. They are more interested in their bottom line.

I say No to Aldi.

Appendix A

Submission of Questions, Representations and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **three working days before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Suzie Williams, 2 North Park Villas Saltash PL12 6LP 07969 030340	**Date of submission: 24/10/2026**

Do you give consent for your personal details to be published and made available in the public domain, please circle below:

Yes

Are you attending the meeting in person to ask your question, please circle below:

Yes

If your question relates to a Planning or Licensing Application, please confirm the application number, name, address and whether you support or object:
My questions relate to the Public Consultation on the 28th October 2026 regarding Burraton Field.

Question, Representations and Evidence:

Question 1
Given the very close proximity of residential properties to the proposed development, what assessments have been undertaken of the potential impact on residents' wellbeing and quality of life? How will concerns relating to noise from deliveries, including early and late-night vehicle movements, extended opening hours, light pollution from external lighting, noise from refrigeration and air-conditioning units etc be addressed? What measures are proposed to shield neighbouring residential properties from these impacts?

Question 2
Given the constraints of Burraton Field including limited space, limited access to the site, the loss of valued green space, its proximity to residential housing, and the strength of local opposition. Can you explain why you feel this site is appropriate? Furthermore, can you provide reassurance that the site selection was not made primarily for its proximity to a competing supermarket business?

Appendix A

Submission of Questions, Representations and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **three working days before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Save Saltash Green Spaces	**Date of submission:** 25/10/2026
Do you give consent for your personal details to be published and made available in the public domain, please circle below: **Yes/No – Only the name of our organisation. Not the individual.**	
Are you attending the meeting in person to ask your question, please circle below: Yes	
If your question relates to a Planning or Licensing Application, please confirm the application number, name, address and whether you support or object:	
Question, Representations and Evidence: Question 1 A solicitor has twice advised Cornwall Council that the address on its Notice of Disposal is incorrect, rendering the notice invalid. Consequently, the existing Statutory Trust on the recreational ground remains in force. Given the 2023 Supreme Court ruling in Day v Shropshire, if Aldi exercises its Option to Buy, the Statutory Trust will be enforced against Aldi to maintain the site as a recreational ground. **Can you confirm that your legal teams have received copies of these formal warnings?** **Given that you risk buying a site you may be legally barred from developing, are you prepared to pause this application until the lawfulness of the council's disposal notice is fully resolved?** Question 2 You claim Saltash has an "overall surplus" of green space, but a town-wide average does not mean there is adequate green space in this specific area. In fact, the national Fields in Trust Green Space Index confirms that the community surrounding Burraton Field already faces a deficit. This field is a vital natural buffer between industry and residential areas and is essential for local health and wellbeing, pollution and noise control and biodiversity, yet you have targeted it anyway. At the previous consultation, your representative stated that Aldi has been seeking a suitable site in Saltash for 10 years.	

During those ten years what exhaustive efforts did you actually make to secure a brownfield or industrial location instead of a community green space?

Can you name the specific alternative sites you considered, and tell us why you think building a supermarket on a vital neighbourhood field is a justifiable alternative to using brownfield land?

Question 3

Your consultation shows that out of 1,500 respondents, only 33% support this proposal and the clear majority oppose it. The high number of 'unsure' responses proves you failed to communicate the project's impacts clearly.

Did you track how many supportive comments came from actual Saltash residents who want a store on this specific site rather than the wider area of the town?

Your own report states that loss of green space and increased traffic are the community's top concerns. Given that the majority rejected your plans based on these issues, why have you made no changes to your proposals and are therefore ignoring the community you claim to want to serve?

Question 4

Your presentation claims your store at this location COULD (not will) reduce traffic in the area, proving your model is based on guesswork. You assume shoppers will bypass existing local supermarkets to shop only at Aldi. This ignores the massive influx of traffic from Treledan and outlying areas, which will actually increase pressure on Carkeel, Callington Road, Burraton Cross and Pillmere junctions.

What evidence does your traffic survey provide to prove this store will not negatively impact these already highly pressured roads and junctions?

What data and monitoring evidence can you provide to substantiate your claims and how have you concluded that an additional major supermarket will reduce overall traffic?

Over what specific period was your traffic survey conducted and did it account for holiday traffic, seasonal peaks and routine tunnel and bypass closures?

Question 5

You claim this site is easily accessible by foot, yet pavements are too narrow to safely accommodate pushchairs, wheelchairs, and mobility scooters, and pedestrians are forced into the road just to pass each other. By building over Burraton Field, you are destroying a safe, traffic-free walking route residents have to existing sites. Under Cornwall's Healthy Streets principles, walking must feel safe.

How can you claim this site is easily accessible by foot when the existing infrastructure is dangerously inadequate even before you add parking for 100+ cars and multiple HGV deliveries?

Appendices: Solicitor Letters to Cornwall Council dated 5/6/2026 and 18/8/2026

RICHARD BUXTON
solicitors
environmental • planning • public law

01223 328933
ptaylor@richardbuxton.co.uk
wwebb@richardbuxton.co.uk

Cornwall Council
County Hall
Treyew Road
Truro
TR1 3AY

Our ref:
Your ref:

05 June 2026

For the attention of: Planning Department; Legal Department

BY FIRST CLASS POST AND EMAIL: planning@cornwall.gov.uk

Dear Cornwall Council,

Re Burraton Sports Field, Saltash PL12 4HJ ('the Site')

1. We are instructed by

2. We are writing in relation to the proposed disposal by Cornwall Council of Land on the Westside of Callington Road, Saltash (identified under LR Title number CL233242). The Site is currently open space used for recreation. Our client's understanding is that Cornwall Council have granted an option to Aldi to purchase the Site and that the option will be exercised once Aldi obtain planning permission for a supermarket on the Site.

3. Although Aldi has started pre-application consultations, no application has yet been submitted. However, according to a Council's Officer Report to Corporate Finance & Performance Cabinet dated 29 August 2024, the Council has indicated the loss in recreation space will be made up elsewhere via s106 obligation payments.

Background

4. In 1938, land described as the "Field at Burraton" was bought by Saltash Borough Council. A later lease of part of this land refers to a conveyance dated 13 September 1938 between William Smith and Others and The Mayor Alderman and Burgesses of the Borough of Saltash.

5. The Saltash Borough Council minutes of 8th March 1938 state:

> "*the Town Clerk reported the receipt of the following sum from the Minister of Health....£1150 repayable in 60 years for the purchase of Field at Burraton. £400 repayable in 7 years for works of Private Street Improvement*".

6. The Saltash Borough Council minutes of 9th August 1938 state:

Dale's Brewery, Gwydir Street, Cambridge CB1 2LJ
T 01223 328933 E law@richardbuxton.co.uk W www.richardbuxton.co.uk
Authorised and regulated by the Solicitors Regulation Authority No. 74899. Details of staff and partners are on our website.

".....loan of £1550 for the purpose of Private Street Improvement and the purchase of land for the purpose of the Physical Training and Recreation Act, 1937"

7. The loan amount is exactly equivalent to that minuted on 8 March 1938. Both clearly relate to the Field at Burraton.

8. In 1997 (and possibly earlier) half of the Field at Burraton was leased to the local rugby club. This lease was renewed in 2024 for a further 50 years.

9. In 2007 the Field at Burraton was registered:

a) The part leased to the rugby club was registered (leasehold) under LR title CL383880. The title is referred to as "The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Clubhouse and Burraton Field Moorlands Lane, Saltash

b) The remaining was registered under LR title CL233242 and is described as "Land on the west of Callington Road, Saltash." The only authorised entrance to this land is from Callington Road.

10. The Site is the land registered under LR title CL233242.

11. In 2020, Cornwall Council sold an old lavatory block which had been part of title CL233242. It was registered under a separate title number of CL358754. The description was Land on the west side of Callington Road (Saltash).

12. In 2021 a planning application PA21 02703 was submitted for the redundant toilet block. The address on that application was "Cornwall Council Public Conveniences, Callington Road, Saltash, Cornwall, PL12 6LW",

13. Aldi are seeking to deliver a new food store in Saltash. The site is located on land to the west of Callington Road in Saltash according to Aldi's own Community Consultation document.

14. As noted above, on 29 August 2024, a Council's Officer Report to Corporate Finance & Performance Cabinet indicated that the loss in recreation space will be made up elsewhere via s106 obligation payments.

15. On 9 and 16 July 2025 Cornwall Council published notices of the proposed disposal referring to the Aldi Option to buy site. The Notice contains the address "Burraton Sports Field, Burraton, Saltash, PL12 4HJ".

Submissions

16. The available documents from 1938 indicate a clear intention to provide land for recreational purposes and the Site is therefore held by Cornwall Council as a Statutory Trust.

17. The Council can only dispose of land held under a statutory trust by following certain statutory requirements as well as its own decision making rules. In particular, sections 123(2A) and (2B) of the Local Government Act 1972 provide that before disposing of land which is subject to a statutory trust, the relevant council must advertise their intention to do so in the local newspaper for two consecutive weeks. They must then consider any objections to the proposed disposal that they receive. If the council disposes of land having complied with that procedure, then the land is freed from any public trust.

18. The Supreme Court has ruled on what happens when a local authority disposes of land which is subject to a statutory trust but fails to comply with the statutory requirements- R (oao Peter Day) v Shropshire Council and others [2023] UKSC 8. The Supreme Court held that the rights enjoyed by the public under the statutory trust are only extinguished if the local authority complies with the consultation requirements set out in s. 123 LGA 1972. Furthermore, in so far as the public's rights in the land continue to exist, these rights remain enforceable against the purchaser.

19. Cornwall Council has attempted to follow the notification process set out in s123(2)A of LGA. However the land referred to in the section 123 Notice of Disposal is not the Site.

20. Although the Site is part of what was originally the "Field at Burraton", the Site is only part of that larger area which has been divided up as set out above. The Site itself is not referred to as Burraton Sports Field (the description in the s123(2)A Notice). It is believed that it has not been known as Burraton Sports Field since at least 2007 (when the Site was registered) and possibly since when the Rugby Club first took its lease.

21. The address used in the notice is wrong. The postcode applies to other addresses in Moorlands Lane, including the rugby clubhouse, but it does not apply to the plot on which Aldi have an Option to buy.

22. Our client has requested a copy of the Option to Buy as agreed between Cornwall Council and Aldi to check the description/address of the site used in that Option to buy but is yet to be provided with one. That request is now repeated.

23. The use of the incorrect address vitiates the notification such that s123(2)A has not been complied. In accordance with Day v Shropshire the rights enjoyed by the public

under the statutory continue to exist and remain enforceable against the proposed purchaser Aldi.

24. We should also point out that to date, we have found no Council minutes of a resolution authorising the proposed disposal, There appears to be no further resolution in committee in relation to the option to purchase as anticipated by the Officer's Report in August 2024. There appears to have been no declaration that the land is surplus to requirements. We note that concerns have been raised by Saltash Town Council about the process and the lack of consultation. If there is documentation relating to the declaration and proposed disposal, please could you provide copies by return.

25. Please also confirm that Aldi Stores Limited has been notified of the matters raised in this letter.

Yours faithfully

RICHARD BUXTON SOLICITORS

Cc:

ALDI STORES LIMITED (02321869)
Holly Lane
Atherstone
Warwickshire
CV9 2SQ

samuel.solden@cavendishconsulting.com
alexandra.nchidwuor@cavendishconsulting.com
anna.clemenson@bursonglobal.com
aldi@consultation-online.co.uk

RICHARD BUXTON

environmental planning public law

01223 328933
ptaylor@richardbuxton.co.uk
wwebb@richardbuxton.co.uk

Our ref:
Your ref: HJF/079028

18 August 2026

Cornwall Council
County Hall
Treyew Road
Truro
TR1 3AY

For the attention of: Catriona Smith; Property Services

BY EMAIL: Catriona.smith@cornwall.gov.uk

Dear Cornwall Council,

Re Burraton Sports Field, Saltash PL12 4HJ ('the Site')

1. Thank you for your letter of 16 July. We remain instructed

The Notice of Disposal under Section 123 of the Local Government Act 1972

2. You have responded to the concerns raised by stating that

> *"the notices were served and were sufficiently clear in specifying the land in question (including the availability of a plan of the land, a description and being transparent that it was an open space field)."*

3. The address contained in the Council's Section 123 (2A) Notice of Disposal is "Burraton Sports Field, Burraton, Saltash PL12 4HJ"

4. Although you state that the Council's Section 123 Notice of Disposal accurately identified the site, we disagree for the following reasons:

   a) The description in Aldi's Option to Buy is "land on the west side of Callington Road, Saltash." This is also how the site is described in the Land Registry Title Deeds. This is a completely different description to the site referred to in the Council's Notice of Disposal. The only word both addresses have in common is "Saltash". There is no postcode referred to in the description. No reasonable person would read the Notice of Disposal and wonder whether it applied to the recreation ground. If, as you suggest, the site is accurately identified in the Council's Notice of Disposal, why is there a different address in Aldi's Option to Buy?

   b) A reasonable person might well instead believe that the Council's Notice of Disposal refers to the rugby club ground because:
      a. The post code for the rugby ground is PL12 4HJ
      b. The rugby ground is "open space"

   c) The notice refers to the PL12 4HJ post code. This post code applies to Moorlands Lane whereas the site subject to Aldi's Option to Buy is not in Moorlands Lane but

in Callington Road, some distance away. If the site did have a postcode, it is unlikely to be PL12 4HJ.

5. We have obtained a draft version of the Release of Burraton Fields Saltash Report, (attached) in which it is stated that

> *"Cornwall Council's legal team will not permit contract exchange without evidence that Section 123 requirements have been fulfilled."*

6. We request that the concerns that we have raised be passed to them.

The Declaration that the Site is Surplus.

7. The draft Release of Burraton Fields Saltash Report explains that:

> *"Ordinarily, a site is formally declared surplus before any disposal activity begins" ….. "In the case of the Burraton site, it had not been declared surplus when Aldi first approached Cornwall Council expressing interest."*

8. The report makes it clear that there is interest in the use of the site for recreation and that a further lease to the rugby club had been proposed (indeed a letter of intent confirming an intention to continue renting the whole field had been sent by the Council to the Rugby Club. This was withdrawn after Aldi registered its interest. Nevertheless the rugby club remains interested on taking on the land if the opportunity arises.

9. The Council's position in this document is that the land is not currently considered to be surplus at all. Instead, the site will only become (and be declared) surplus if Aldi obtains planning consent.

10. This point is not made clear in the Release of Burraton Field, Saltash Report which simply recommends that:

> *"subject to the terms of the Option/Conditional Contract being satisfied, the Property is declared surplus and disposed of in accordance with the terms set out in exempt Appendix 2 to the report."*

11. The Release of Burraton Field, Saltash Report also makes it clear that there is no guarantee that approval of the planning application will result in satisfactory replacement recreational provision:

> *"Sport England is a statutory consultee for planning applications and would need to be satisfied that reprovision of sports facilities in the area was not compromised in order to support the grant of planning consent for development of the site, although it is a consultee only and the requirement around planning conditions or planning obligations via a S106 planning agreement in respect of reprovision or improvement of suitable facilities in the local area is a matter of the planning process."*

12. In short, it is possible that the planning application will be approved and Aldi could exercise the Option to Buy the site without adequate alternative provision being provided. In those circumstances, it could not be said that the site is truly surplus.

Nevertheless that is what the Council has decided in its decision dated 10 September 2024.

Conclusion

13. In summary, we have reviewed your response with our client and there is nothing in your response which changes our position. It is not disputed that the site is held under a Statutory Trust and for all of the above reasons, it remains our view that the Notice of Disposal is invalid as it does not adequately identify the land to be disposed of.

14. There are also serious concerns about whether the land is truly surplus (it is not at present) and whether the approach taken by the Council is lawful.

15. As s123(2)A has not been complied with, it remains our position that in accordance with Day v Shropshire the rights enjoyed by the public under the statutory trust continue to exist and will remain enforceable against the proposed purchaser Aldi even if the purchase takes place.

16. We would be grateful if you would acknowledge receipt of this letter and provide your response in due course. When responding please could you also please provide a copy of the Council's procedure for disposal of assets?

17. As before, please also confirm that Aldi Stores Limited has been notified of the matters raised in this letter.

Yours faithfully

RICHARD BUXTON SOLICITORS

cc Aldi

samuel.solden@cavendishconsulting.com
alexandra.nchidwuor@cavendishconsulting.com
anna.clemenson@bursonglobal.com
aldi@consultation-online.co.uk

[redacted]

Subject: Aldi rejected,

[redacted]

Hello,
To whom has authority on the matter.
It's with great sadness that Aldi is still being able to put their case forward for a store in Saltash. It's very disrespectful to the people.

Unfortunately I'm able to attend to put my views across personally, therefore I'd like to express them through this email to be voiced. An objection.
The reasons below:-

> We need more green spaces, more trees, plants biodiversity. We need not have more land developed, has the weather and floods been on anyone's minds recently?
> Why is it happening?
> More development is not something that should be on our minds unless
> to STOP it in its tracks, it will increase pollution, frustration,
> local small businesses will suffer further, more traffic that's
> already a big issue (how the nearby housing estates and industrial
> estates near Costa, Lidl, home bargains has been developed is surely
> a reason enough to raise concerns, do we really need another green
> space ruined)
>
> Should Aldi want to bring their business to Saltash or any other area,
> the only consideration should be taking an existing building over and perhaps paying the council rent for it. This will then keep more money local and NOT build on green spaces we need. (surely local people with small local independent shops is what would be more beneficial to Saltash, keep money in the local pocket and giving locals ultimately more working opportunities and long term security reducing pollution and traffic and keeping our green spaces and ideally expanding upon them) The location in itself is just not suitable, the road is already congested and to suggest then taking over a green site is appalling, the planning department should reject it on those grounds alone with their conscious then clear.
>
> More pollution.
> More frustration.
> More traffic and congestion.(on the main road and all side roads as
> traffic will then start using them for cut through's to to avoid main congested routes) More noise.
> Loss of local small business. (Ultimately less employment or local business owners in the town).
> Using up green spaces. (We need more introduced not taken away) More
> environmental disasters.
> Locals need not more development but the complete opposite.
> Taking land away from better and more environmentally friendly uses and purposes.
> Saltash has already become overdeveloped like many areas (perhaps
> Saltash town council can start leading the way, let's protect our environment) The road structure and location can not support the proposal even it was something needed in the area.
> There are far more other uses for the site that would benefit the environment, humans, flora and fauna.

> The decision must not be a financial one, once the green space has gone that's it. It's up to us to keep them and make better use of such areas.
> Any proposals for development on green spaces should be automatically rejected.
>
>
> Please let's consider the environment first and foremost the locals who live in the area need more green spaces, allotments, community outdoor areas to decompose NOT more development, our world is suffering because of us, let's really start doing something about it.

[redacted]

Subject: Aldi Proposal

[redacted]

After reading the updated proposal for the Aldi store in Saltash I have many questions remaining;

How will the actual development of the site take place without causing utter chaos along Callington Road, there are houses on either side of the site and the Rugby pitch behind, how can the works be completed without impacting the use of the road, has there been a thorough plan as to how this will be achieved?

Burraton Field is on higher ground than the pavements/Callington Road, will the entire site be lowered and levelled or will the entrance to the carpark be on a slope? Has this been considered for icy conditions?

The updated proposal mentions Aldi funding an all weather football and rugby pitch near the secondary school as a way of compensating for the loss of Burraton Field, can you explain how a sports field with very limited public access is equivalent to a genuine green space which is used by people of all walks of life, occasional sports matches, dog walkers, group walks, mental health walks Burraton field acts as a clean air buffer for a highly congested area, it provides green space for the locals, a habitat for wildlife which is in desperate need and cannot be replaced by a sports field further away

How many cars are estimated to fit into the right hand turn only lane they have added to the plans, due to the location of the entrance even with a dedicated turning lane the cars will still come to a standstill waiting to enter the turning lane, thus blocking the flow of traffic coming from the roundabout Callington Road is already highly congested and any further traffic disruption will bring Saltash to a standstill

Do you think its acceptable to imply that because Saltash has an above average level of green spaces, we should accept the loss of a much used and much needed buffer from congestion and traffic fumes, in an ever worsening climate crisis which includes air quality, wildlife habitat provision and open green space the public can use freely Part of what makes Saltash great is its green spaces and small town feel, the degradation of a green space over a brown site is simply unacceptable in 2026 Once the space is gone it is gone forever

Lindsay Mansfield

From: melony skeldon <melonyskeldon@yahoo.co.uk>
Sent: 26 October 2026 11:48
To: enquiries
Subject: Re: Extraordinary Planning & Licensing Committee Meeting

Hi my details are,

Melony Skeldon

88 Grassmere Way
Pillmere
Saltash
PL12 6YU

I give my consent for my details to be available but I am not sure if I will be able to attend the meeting. I will try to be there

Regards

Melony Skeldon

Sent from Yahoo Mail for iPhone

On Monday, October 26, 2026, 9:57 am, enquiries <enquiries@saltash.gov.uk> wrote:

> Good morning
>
> Thank you for submitting your question for the Extraordinary Planning and Licensing Committee meeting to be held on Tuesday 27 October 2026.
>
> It is the Councils policy that a Public Question form is submitted, however we understand there may have been a technical issue with the online form, therefore on this occasion we are willing to accept the question on the understanding that the additional information requested below is provided to us no later than 12 noon today, 26 October 2026;
>
> Name:
>
> Address:
>
> Phone number:
>
> Do you give consent for your personal details to be published and made available in the public domain:
>
> Are you attending the meeting in person to ask your question:
>
> Kind regards

enquiries
Saltash Town Council

t: +44 1752 844846
e: enquiries@saltash.gov.uk | w: www.saltash.gov.uk
a: The Guildhall, 12 Lower Fore Street, Saltash, PL12 6JX



Privacy Notice
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Confidentiality Notice
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From: melony skeldon <melonyskeldon@yahoo.co.uk>
Sent: 25 October 2026 8:32 PM
To: enquiries <enquiries@saltash.gov.uk>
Subject: Extraordinary Planning & Licensing Committee Meeting

Hi

My question regards the applicant-funded traffic surveillance for this development. As local residents who use these roads daily, we know firsthand that the existing traffic volume is already critical. [redacted]

Furthermore, what robust sequential assessments have been undertaken to prove that ALDI cannot find a more appropriate alternative site in the area that does not impose such a severe transport impact on our existing road network or green spaces.

Kind Regards

Melony Skeldon

Sent from Yahoo Mail for iPhone

Lindsay Mansfield

From: Andrew Windebank <lotus6133@gmail.com>
Sent: 26 October 2026 11:47
To: enquiries
Subject: Re: Request to ask Question @ Extraordinary, Planning and Licensing Committee - Tuesday 27th October 2026 6.30 pm

Dear Enquiry Team,

Many Thanx for your prompt reply and my answers are as follows:

Name: Andrew Peter Windebank.

Address: 40, Biscombe Gardens, Saltash, PL12 6EG

Telephone Number: 0739 809 4122

Consent: I hereby give my consent that my name and personal details may be published and made available in the public domain.

Attendance: Yes, I confirm I will be attending the P&L committee at the Saltash Wesley Methodist Church, @ 6.30pm, 27-10-2026.

Kind regards,

Andrew P. Windebank.

On Mon, 26 Oct 2026 at 09:57, enquiries <enquiries@saltash.gov.uk> wrote:

> Good morning
>
> Thank you for submitting your question for the Extraordinary Planning and Licensing Committee meeting to be held on Tuesday 27 October 2026.
>
> It is the Councils policy that a Public Question form is submitted, however we understand there may have been a technical issue with the online form, therefore on this occasion we are willing to accept the question on the understanding that the additional information requested below is provided to us no later than 12 noon today, 26 October 2026;
>
> Name:
>
> Address:
>
> Phone number:
>
> Do you give consent for your personal details to be published and made available in the public domain:
>
> Are you attending the meeting in person to ask your question:
>
> Kind regards

enquiries
Saltash Town Council

t: +44 1752 844846
e: enquiries@saltash.gov.uk | w: www.saltash.gov.uk
a: The Guildhall, 12 Lower Fore Street, Saltash, PL12 6JX



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From: Andrew Windebank <lotus6133@gmail.com>
Sent: 25 October 2026 8:55 PM
To: enquiries <enquiries@saltash.gov.uk>
Subject: Request to ask Question @ Extraordinary, Planning and Licensing Committee - Tuesday 27th October 2026 6.30 pm

Dear P&L Committee,

I would like to ask the consultants for Aldi the following question in XX parts

"What measures are Aldi planning to ameliorate the increased traffic flow, and the resulting concerns of road safety of pedestrians, especially school children and the elderly, the increased pollution that increased traffic will produce, and the inevitable increase in traffic congestion, unless there are plans to widen the road carriageway, and if such plans are in consideration do they involve compulsory purchase?"

Yours faithfully,

Andrew P. Windebank.


Virus-free.www.avast.com

Appendix A

Submission of Questions, Representation and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **three working days before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Name: Lt.Cdr B.A. Brooking M.B.E., J.P. B.A., M.A., R.N. (Rtd) **Address:** 17 Taylor Road, Saltash, Cornwall PL12 4LR **Contact details:** 01752 844050	**Date of submission:** 25th October 2026
Do you give consent for your personal details to be published and made available in the public domain, please circle below: **Yes or No**	
Are you attending the meeting in person to ask your question, please circle below: I hope to attend but if I am unable to please can it be read on my behalf Yes or No	
If your question relates to a Planning or Licensing Application, please confirm *the application number, name, address and whether you support or object.* No member of the public may speak for longer than three minutes: Aldi Consultation	
Question, Representations and Evidence: A question must be submitted in a clear and concise manner and may include representations and supporting evidence. Each person may submit only one question. No member of the public may speak for longer than three minutes. Please see attached	

May I give a response to the Aldi proposed plan for a supermarket on Burraton Field? I believe that I have a duty of care to protect the Saltash community from these proposals.

For the first part of my working life, I served in the R.N. and R.M. Commandos, including the 'front line'. I saw comrades killed and severely wounded. I picked up body parts of women and children. I saw what people can do to others. We protected communities.

Aldi appears to be hell-bent on making a profit at the expense of our community, i believe that Aldi is putting profit before people.

I have read the updated proposals. I believe that the document is flawed and in parts lacking integrity. For 30 years as a J.P. I had to justify my decisions. I will do so now.

The report says Aldi works and collaborates with the community. Not here. I suggest they work against the majority as shown in the results of your survey.

The report says they would invest over £10 million. Most of that would, of course, be for themselves to make a profit. Who are they to tell us where to re-invest their proposed £2 million, sweetener in public services?

The report says they will create approximately 40 new local jobs. That and any re-investment will not compensate for what we lose – and I would suggest a number would come from outside Saltash. It all comes down to profit before people.

The report cites the results of the public exhibition at Saltash Rugby Clubhouse on the 28th January. I attended most of the session and made my customary contemporaneous notes. It should have been a consultation. It was not. It was poorly done. The venue was too small for proper discussion, and so many of the hosts were inexperienced and unable to answer important questions, particularly about the loss of green space and traffic congestion. They were evasive. My notes indicated that over 90% of us were against the proposal. Feedback forms indicate a significant number were against. I can tell Aldi why so many were unsure. It is because they did not present the necessary facts properly – they evaded questions.

The report says they run additional traffic surveys. Are they concealing the results – which I expect to be adverse?

The report says Saltash is identified as having above average provision for public outdoor sports and children's play areas as they provide a 'wider context for considering the proposed loss of open space.' They take no account of the needs of older people, those with mobility issues, and do not drive. There is no alternative option, including the Aldi preferred option at Saltash School.

I would not like to live in Callington Road with heave lorry deliveries early and late. It would be disruptive and damaging. There is already evidence of house prices being adversely affected. Aldi will not mind. They do not live here.

This proposal is all about making money – turning a profit. I have no problem with that in general, but when it involves exploitation, especially involving the community's physical and mental health over open space and traffic congestion. It is greed.

I was proud to serve and defend our country when in uniform. If this proposal is accepted then I shall wonder whether it was worth it, and why my comrades and I bothered! Aldi and its representatives should be ashamed for even considering this proposal. If our Town and Cornwall Council approve, this unreasonable proposal would be a gross betrayal of our Saltash community.

There are precedents. Some years ago, Sainsbury's wanted to build on Kimberley field in Saltash. They lost. Aldi wanted a supermarket at Ivybridge. They lost. Let us send them packing!

Appendix A

Submission of Questions, Representation and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **three working days before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Name: [redacted] **Address:** [redacted] **Contact details:** [redacted]	**Date of submission:** 25th October 2026
Do you give consent for your personal details to be published and made available in the public domain, please circle below: ~~Yes~~ or **No**	
Are you attending the meeting in person to ask your question, please circle below: I hope to attend but if I am unable to please can it be read on my behalf Yes or No	
If your question relates to a Planning or Licensing Application, please confirm the application number, name, address and whether you support or object. No member of the public may speak for longer than three minutes: Aldi Consultation	
Question, Representations and Evidence: A question must be submitted in a clear and concise manner and may include representations and supporting evidence. Each person may submit only one question. No member of the public may speak for longer than three minutes. Please see attached	

May I please respond to Aldi's updated proposal?

I live locally to Burraton field and indeed over the years have played there as a child and took our dogs there to walk them.

I am very concerned that we are going to lose half of this valuable space. This will put increased use on the rugby pitch. I know that the club already has a problem with dog fouling on the pitch – probably by a small minority of owners not picking up after their dogs. Before each game and training session, they must clear up the mess so that their players' health is not endangered. Don't forget they also have a youth section. Would you like your child to be playing there and fall in dog mess?

I notice from their proposal that they are suggesting that Saltash Community School field could be upgraded and made available to the public. I would like to bring a few points to their attention:

This is nearly 2 miles from Burraton field. How do they expect people to get there if they do not drive and have to rely solely on public transport. This is especially true of the elderly and disabled.

At present we can use Burraton field at any time of the day. At the school the hours will be restricted, to outside school hours.

During the winter months this means that if you wanted to use the school field say after 4 pm to walk your dog, get exercise etc., it will be getting dark. This is not a safe option for many and as a female I would feel very vulnerable in this situation.

Aldi are not replacing like with like for the community. They are more interested in their bottom line.

I say No to Aldi.

Appendix A

Submission of Questions, Representations and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **three working days before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Suzie Williams, 2 North Park Villas Saltash PL12 6LP 07969 030340	**Date of submission: 24/10/2026**

Do you give consent for your personal details to be published and made available in the public domain, please circle below:

Yes

Are you attending the meeting in person to ask your question, please circle below:

Yes

If your question relates to a Planning or Licensing Application, please confirm the application number, name, address and whether you support or object:

My questions relate to the Public Consultation on the 28th October 2026 regarding Burraton Field.

Question, Representations and Evidence:

Question 1

Given the very close proximity of residential properties to the proposed development, what assessments have been undertaken of the potential impact on residents' wellbeing and quality of life? How will concerns relating to noise from deliveries, including early and late-night vehicle movements, extended opening hours, light pollution from external lighting, noise from refrigeration and air-conditioning units etc be addressed? What measures are proposed to shield neighbouring residential properties from these impacts?

Question 2

Given the constraints of Burraton Field including limited space, limited access to the site, the loss of valued green space, its proximity to residential housing, and the strength of local opposition. Can you explain why you feel this site is appropriate? Furthermore, can you provide reassurance that the site selection was not made primarily for its proximity to a competing supermarket business?

Appendix A

Submission of Questions, Representations and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **three working days before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Save Saltash Green Spaces	**Date of submission:** 25/10/2026
Do you give consent for your personal details to be published and made available in the public domain, please circle below: **Yes/No – Only the name of our organisation. Not the individual.**	
Are you attending the meeting in person to ask your question, please circle below: Yes	
If your question relates to a Planning or Licensing Application, please confirm the application number, name, address and whether you support or object:	
Question, Representations and Evidence: Question 1 A solicitor has twice advised Cornwall Council that the address on its Notice of Disposal is incorrect, rendering the notice invalid. Consequently, the existing Statutory Trust on the recreational ground remains in force. Given the 2023 Supreme Court ruling in Day v Shropshire, if Aldi exercises its Option to Buy, the Statutory Trust will be enforced against Aldi to maintain the site as a recreational ground. **Can you confirm that your legal teams have received copies of these formal warnings?** **Given that you risk buying a site you may be legally barred from developing, are you prepared to pause this application until the lawfulness of the council's disposal notice is fully resolved?** Question 2 You claim Saltash has an "overall surplus" of green space, but a town-wide average does not mean there is adequate green space in this specific area. In fact, the national Fields in Trust Green Space Index confirms that the community surrounding Burraton Field already faces a deficit. This field is a vital natural buffer between industry and residential areas and is essential for local health and wellbeing, pollution and noise control and biodiversity, yet you have targeted it anyway. At the previous consultation, your representative stated that Aldi has been seeking a suitable site in Saltash for 10 years.	

During those ten years what exhaustive efforts did you actually make to secure a brownfield or industrial location instead of a community green space?

Can you name the specific alternative sites you considered, and tell us why you think building a supermarket on a vital neighbourhood field is a justifiable alternative to using brownfield land?

Question 3

Your consultation shows that out of 1,500 respondents, only 33% support this proposal and the clear majority oppose it. The high number of 'unsure' responses proves you failed to communicate the project's impacts clearly.

Did you track how many supportive comments came from actual Saltash residents who want a store on this specific site rather than the wider area of the town?

Your own report states that loss of green space and increased traffic are the community's top concerns. Given that the majority rejected your plans based on these issues, why have you made no changes to your proposals and are therefore ignoring the community you claim to want to serve?

Question 4

Your presentation claims your store at this location COULD (not will) reduce traffic in the area, proving your model is based on guesswork. You assume shoppers will bypass existing local supermarkets to shop only at Aldi. This ignores the massive influx of traffic from Treledan and outlying areas, which will actually increase pressure on Carkeel, Callington Road, Burraton Cross and Pillmere junctions.

What evidence does your traffic survey provide to prove this store will not negatively impact these already highly pressured roads and junctions?

What data and monitoring evidence can you provide to substantiate your claims and how have you concluded that an additional major supermarket will reduce overall traffic?

Over what specific period was your traffic survey conducted and did it account for holiday traffic, seasonal peaks and routine tunnel and bypass closures?

Question 5

You claim this site is easily accessible by foot, yet pavements are too narrow to safely accommodate pushchairs, wheelchairs, and mobility scooters, and pedestrians are forced into the road just to pass each other. By building over Burraton Field, you are destroying a safe, traffic-free walking route residents have to existing sites. Under Cornwall's Healthy Streets principles, walking must feel safe.

How can you claim this site is easily accessible by foot when the existing infrastructure is dangerously inadequate even before you add parking for 100+ cars and multiple HGV deliveries?

Appendices: Solicitor Letters to Cornwall Council dated 5/6/2026 and 18/8/2026

RICHARD BUXTON
solicitors
environmental • planning • public law

01223 328933
ptaylor@richardbuxton.co.uk
wwebb@richardbuxton.co.uk

Cornwall Council
County Hall
Treyew Road
Truro
TR1 3AY

Our ref:
Your ref:

05 June 2026

For the attention of: Planning Department; Legal Department

BY FIRST CLASS POST AND EMAIL: planning@cornwall.gov.uk

Dear Cornwall Council,

Re Burraton Sports Field, Saltash PL12 4HJ ('the Site')

1. We are instructed by

2. We are writing in relation to the proposed disposal by Cornwall Council of Land on the Westside of Callington Road, Saltash (identified under LR Title number CL233242). The Site is currently open space used for recreation. Our client's understanding is that Cornwall Council have granted an option to Aldi to purchase the Site and that the option will be exercised once Aldi obtain planning permission for a supermarket on the Site.

3. Although Aldi has started pre-application consultations, no application has yet been submitted. However, according to a Council's Officer Report to Corporate Finance & Performance Cabinet dated 29 August 2024, the Council has indicated the loss in recreation space will be made up elsewhere via s106 obligation payments.

Background

4. In 1938, land described as the "Field at Burraton" was bought by Saltash Borough Council. A later lease of part of this land refers to a conveyance dated 13 September 1938 between William Smith and Others and The Mayor Alderman and Burgesses of the Borough of Saltash.

5. The Saltash Borough Council minutes of 8th March 1938 state:

> "*the Town Clerk reported the receipt of the following sum from the Minister of Health....£1150 repayable in 60 years for the purchase of Field at Burraton. £400 repayable in 7 years for works of Private Street Improvement*".

6. The Saltash Borough Council minutes of 9th August 1938 state:

Dale's Brewery, Gwydir Street, Cambridge CB1 2LJ
T 01223 328933 E law@richardbuxton.co.uk W www.richardbuxton.co.uk
Authorised and regulated by the Solicitors Regulation Authority No. 74899. Details of staff and partners are on our website.

".....loan of £1550 for the purpose of Private Street Improvement and the purchase of land for the purpose of the Physical Training and Recreation Act, 1937"

7. The loan amount is exactly equivalent to that minuted on 8 March 1938. Both clearly relate to the Field at Burraton.

8. In 1997 (and possibly earlier) half of the Field at Burraton was leased to the local rugby club. This lease was renewed in 2024 for a further 50 years.

9. In 2007 the Field at Burraton was registered:

a) The part leased to the rugby club was registered (leasehold) under LR title CL383880. The title is referred to as “The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Clubhouse and Burraton Field Moorlands Lane, Saltash

b) The remaining was registered under LR title CL233242 and is described as “Land on the west of Callington Road, Saltash.” The only authorised entrance to this land is from Callington Road.

10. The Site is the land registered under LR title CL233242.

11. In 2020, Cornwall Council sold an old lavatory block which had been part of title CL233242. It was registered under a separate title number of CL358754. The description was Land on the west side of Callington Road (Saltash).

12. In 2021 a planning application PA21 02703 was submitted for the redundant toilet block. The address on that application was "Cornwall Council Public Conveniences, Callington Road, Saltash, Cornwall, PL12 6LW",

13. Aldi are seeking to deliver a new food store in Saltash. The site is located on land to the west of Callington Road in Saltash according to Aldi's own Community Consultation document.

14. As noted above, on 29 August 2024, a Council’s Officer Report to Corporate Finance & Performance Cabinet indicated that the loss in recreation space will be made up elsewhere via s106 obligation payments.

15. On 9 and 16 July 2025 Cornwall Council published notices of the proposed disposal referring to the Aldi Option to buy site. The Notice contains the address "Burraton Sports Field, Burraton, Saltash, PL12 4HJ".

Submissions

16. The available documents from 1938 indicate a clear intention to provide land for recreational purposes and the Site is therefore held by Cornwall Council as a Statutory Trust.

17. The Council can only dispose of land held under a statutory trust by following certain statutory requirements as well as its own decision making rules. In particular, sections 123(2A) and (2B) of the Local Government Act 1972 provide that before disposing of land which is subject to a statutory trust, the relevant council must advertise their intention to do so in the local newspaper for two consecutive weeks. They must then consider any objections to the proposed disposal that they receive. If the council disposes of land having complied with that procedure, then the land is freed from any public trust.

18. The Supreme Court has ruled on what happens when a local authority disposes of land which is subject to a statutory trust but fails to comply with the statutory requirements- R (oao Peter Day) v Shropshire Council and others [2023] UKSC 8. The Supreme Court held that the rights enjoyed by the public under the statutory trust are only extinguished if the local authority complies with the consultation requirements set out in s. 123 LGA 1972. Furthermore, in so far as the public's rights in the land continue to exist, these rights remain enforceable against the purchaser.

19. Cornwall Council has attempted to follow the notification process set out in s123(2)A of LGA. However the land referred to in the section 123 Notice of Disposal is not the Site.

20. Although the Site is part of what was originally the "Field at Burraton", the Site is only part of that larger area which has been divided up as set out above. The Site itself is not referred to as Burraton Sports Field (the description in the s123(2)A Notice). It is believed that it has not been known as Burraton Sports Field since at least 2007 (when the Site was registered) and possibly since when the Rugby Club first took its lease.

21. The address used in the notice is wrong. The postcode applies to other addresses in Moorlands Lane, including the rugby clubhouse, but it does not apply to the plot on which Aldi have an Option to buy.

22. Our client has requested a copy of the Option to Buy as agreed between Cornwall Council and Aldi to check the description/address of the site used in that Option to buy but is yet to be provided with one. That request is now repeated.

23. The use of the incorrect address vitiates the notification such that s123(2)A has not been complied. In accordance with Day v Shropshire the rights enjoyed by the public

under the statutory continue to exist and remain enforceable against the proposed purchaser Aldi.

24. We should also point out that to date, we have found no Council minutes of a resolution authorising the proposed disposal, There appears to be no further resolution in committee in relation to the option to purchase as anticipated by the Officer's Report in August 2024. There appears to have been no declaration that the land is surplus to requirements. We note that concerns have been raised by Saltash Town Council about the process and the lack of consultation. If there is documentation relating to the declaration and proposed disposal, please could you provide copies by return.

25. Please also confirm that Aldi Stores Limited has been notified of the matters raised in this letter.

Yours faithfully

RICHARD BUXTON SOLICITORS

Cc:

ALDI STORES LIMITED (02321869)
Holly Lane
Atherstone
Warwickshire
CV9 2SQ

samuel.solden@cavendishconsulting.com
alexandra.nchidwuor@cavendishconsulting.com
anna.clemenson@bursonglobal.com
aldi@consultation-online.co.uk

RICHARD BUXTON

environmental planning public law

01223 328933
ptaylor@richardbuxton.co.uk
wwebb@richardbuxton.co.uk

Our ref:
Your ref: HJF/079028

18 August 2026

Cornwall Council
County Hall
Treyew Road
Truro
TR1 3AY

For the attention of: Catriona Smith; Property Services

BY EMAIL: Catriona.smith@cornwall.gov.uk

Dear Cornwall Council,

Re Burraton Sports Field, Saltash PL12 4HJ ('the Site')

1. Thank you for your letter of 16 July. We remain instructed

The Notice of Disposal under Section 123 of the Local Government Act 1972

2. You have responded to the concerns raised by stating that

> *"the notices were served and were sufficiently clear in specifying the land in question (including the availability of a plan of the land, a description and being transparent that it was an open space field)."*

3. The address contained in the Council's Section 123 (2A) Notice of Disposal is "Burraton Sports Field, Burraton, Saltash PL12 4HJ"

4. Although you state that the Council's Section 123 Notice of Disposal accurately identified the site, we disagree for the following reasons:

   a) The description in Aldi's Option to Buy is "land on the west side of Callington Road, Saltash." This is also how the site is described in the Land Registry Title Deeds. This is a completely different description to the site referred to in the Council's Notice of Disposal. The only word both addresses have in common is "Saltash". There is no postcode referred to in the description. No reasonable person would read the Notice of Disposal and wonder whether it applied to the recreation ground. If, as you suggest, the site is accurately identified in the Council's Notice of Disposal, why is there a different address in Aldi's Option to Buy?

   b) A reasonable person might well instead believe that the Council's Notice of Disposal refers to the rugby club ground because:
      a. The post code for the rugby ground is PL12 4HJ
      b. The rugby ground is "open space"

   c) The notice refers to the PL12 4HJ post code. This post code applies to Moorlands Lane whereas the site subject to Aldi's Option to Buy is not in Moorlands Lane but

in Callington Road, some distance away. If the site did have a postcode, it is unlikely to be PL12 4HJ.

5. We have obtained a draft version of the Release of Burraton Fields Saltash Report, (attached) in which it is stated that

> *"Cornwall Council's legal team will not permit contract exchange without evidence that Section 123 requirements have been fulfilled."*

6. We request that the concerns that we have raised be passed to them.

The Declaration that the Site is Surplus.

7. The draft Release of Burraton Fields Saltash Report explains that:

> *"Ordinarily, a site is formally declared surplus before any disposal activity begins" ….. "In the case of the Burraton site, it had not been declared surplus when Aldi first approached Cornwall Council expressing interest."*

8. The report makes it clear that there is interest in the use of the site for recreation and that a further lease to the rugby club had been proposed (indeed a letter of intent confirming an intention to continue renting the whole field had been sent by the Council to the Rugby Club. This was withdrawn after Aldi registered its interest. Nevertheless the rugby club remains interested on taking on the land if the opportunity arises.

9. The Council's position in this document is that the land is not currently considered to be surplus at all. Instead, the site will only become (and be declared) surplus if Aldi obtains planning consent.

10. This point is not made clear in the Release of Burraton Field, Saltash Report which simply recommends that:

> *"subject to the terms of the Option/Conditional Contract being satisfied, the Property is declared surplus and disposed of in accordance with the terms set out in exempt Appendix 2 to the report."*

11. The Release of Burraton Field, Saltash Report also makes it clear that there is no guarantee that approval of the planning application will result in satisfactory replacement recreational provision:

> *"Sport England is a statutory consultee for planning applications and would need to be satisfied that reprovision of sports facilities in the area was not compromised in order to support the grant of planning consent for development of the site, although it is a consultee only and the requirement around planning conditions or planning obligations via a S106 planning agreement in respect of reprovision or improvement of suitable facilities in the local area is a matter of the planning process."*

12. In short, it is possible that the planning application will be approved and Aldi could exercise the Option to Buy the site without adequate alternative provision being provided. In those circumstances, it could not be said that the site is truly surplus.

Nevertheless that is what the Council has decided in its decision dated 10 September 2024.

Conclusion

13. In summary, we have reviewed your response with our client and there is nothing in your response which changes our position. It is not disputed that the site is held under a Statutory Trust and for all of the above reasons, it remains our view that the Notice of Disposal is invalid as it does not adequately identify the land to be disposed of.

14. There are also serious concerns about whether the land is truly surplus (it is not at present) and whether the approach taken by the Council is lawful.

15. As s123(2)A has not been complied with, it remains our position that in accordance with Day v Shropshire the rights enjoyed by the public under the statutory trust continue to exist and will remain enforceable against the proposed purchaser Aldi even if the purchase takes place.

16. We would be grateful if you would acknowledge receipt of this letter and provide your response in due course. When responding please could you also please provide a copy of the Council's procedure for disposal of assets?

17. As before, please also confirm that Aldi Stores Limited has been notified of the matters raised in this letter.

Yours faithfully



RICHARD BUXTON SOLICITORS

cc Aldi

samuel.solden@cavendishconsulting.com
alexandra.nchidwuor@cavendishconsulting.com
anna.clemenson@bursonglobal.com
aldi@consultation-online.co.uk

[redacted]

Subject: Aldi rejected,

[redacted]

Hello,
To whom has authority on the matter.
It's with great sadness that Aldi is still being able to put their case forward for a store in Saltash. It's very disrespectful to the people.

Unfortunately I'm able to attend to put my views across personally, therefore I'd like to express them through this email to be voiced. An objection.
The reasons below:-

> We need more green spaces, more trees, plants biodiversity. We need not have more land developed, has the weather and floods been on anyone's minds recently?
> Why is it happening?
> More development is not something that should be on our minds unless
> to STOP it in its tracks, it will increase pollution, frustration,
> local small businesses will suffer further, more traffic that's
> already a big issue (how the nearby housing estates and industrial
> estates near Costa, Lidl, home bargains has been developed is surely
> a reason enough to raise concerns, do we really need another green
> space ruined)
>
> Should Aldi want to bring their business to Saltash or any other area,
> the only consideration should be taking an existing building over and perhaps paying the council rent for it. This will then keep more money local and NOT build on green spaces we need. (surely local people with small local independent shops is what would be more beneficial to Saltash, keep money in the local pocket and giving locals ultimately more working opportunities and long term security reducing pollution and traffic and keeping our green spaces and ideally expanding upon them) The location in itself is just not suitable, the road is already congested and to suggest then taking over a green site is appalling, the planning department should reject it on those grounds alone with their conscious then clear.
>
> More pollution.
> More frustration.
> More traffic and congestion.(on the main road and all side roads as
> traffic will then start using them for cut through's to to avoid main congested routes) More noise.
> Loss of local small business. (Ultimately less employment or local business owners in the town).
> Using up green spaces. (We need more introduced not taken away) More
> environmental disasters.
> Locals need not more development but the complete opposite.
> Taking land away from better and more environmentally friendly uses and purposes.
> Saltash has already become overdeveloped like many areas (perhaps
> Saltash town council can start leading the way, let's protect our environment) The road structure and location can not support the proposal even it was something needed in the area.
> There are far more other uses for the site that would benefit the environment, humans, flora and fauna.

> The decision must not be a financial one, once the green space has gone that’s it. It’s up to us to keep them and make better use of such areas.
> Any proposals for development on green spaces should be automatically rejected.
>
>
> Please let’s consider the environment first and foremost the locals who live in the area need more green spaces, allotments, community outdoor areas to decompose NOT more development, our world is suffering because of us, let’s really start doing something about it. [redacted]

[redacted]

Subject: Aldi Proposal

[redacted]

After reading the updated proposal for the Aldi store in Saltash I have many questions remaining;

How will the actual development of the site take place without causing utter chaos along Callington Road, there are houses on either side of the site and the Rugby pitch behind, how can the works be completed without impacting the use of the road, has there been a thorough plan as to how this will be achieved?

Burraton Field is on higher ground than the pavements/Callington Road, will the entire site be lowered and levelled or will the entrance to the carpark be on a slope? Has this been considered for icy conditions?

The updated proposal mentions Aldi funding an all weather football and rugby pitch near the secondary school as a way of compensating for the loss of Burraton Field, can you explain how a sports field with very limited public access is equivalent to a genuine green space which is used by people of all walks of life, occasional sports matches, dog walkers, group walks, mental health walks Burraton field acts as a clean air buffer for a highly congested area, it provides green space for the locals, a habitat for wildlife which is in desperate need and cannot be replaced by a sports field further away

How many cars are estimated to fit into the right hand turn only lane they have added to the plans, due to the location of the entrance even with a dedicated turning lane the cars will still come to a standstill waiting to enter the turning lane, thus blocking the flow of traffic coming from the roundabout Callington Road is already highly congested and any further traffic disruption will bring Saltash to a standstill

Do you think its acceptable to imply that because Saltash has an above average level of green spaces, we should accept the loss of a much used and much needed buffer from congestion and traffic fumes, in an ever worsening climate crisis which includes air quality, wildlife habitat provision and open green space the public can use freely Part of what makes Saltash great is its green spaces and small town feel, the degradation of a green space over a brown site is simply unacceptable in 2026 Once the space is gone it is gone forever

Lindsay Mansfield

From: melony skeldon <melonyskeldon@yahoo.co.uk>
Sent: 26 October 2026 11:48
To: enquiries
Subject: Re: Extraordinary Planning & Licensing Committee Meeting

Hi my details are,

Melony Skeldon

88 Grassmere Way
Pillmere
Saltash
PL12 6YU

I give my consent for my details to be available but I am not sure if I will be able to attend the meeting. I will try to be there

Regards

Melony Skeldon

Sent from Yahoo Mail for iPhone

On Monday, October 26, 2026, 9:57 am, enquiries <enquiries@saltash.gov.uk> wrote:

> Good morning
>
> Thank you for submitting your question for the Extraordinary Planning and Licensing Committee meeting to be held on Tuesday 27 October 2026.
>
> It is the Councils policy that a Public Question form is submitted, however we understand there may have been a technical issue with the online form, therefore on this occasion we are willing to accept the question on the understanding that the additional information requested below is provided to us no later than 12 noon today, 26 October 2026;
>
> Name:
>
> Address:
>
> Phone number:
>
> Do you give consent for your personal details to be published and made available in the public domain:
>
> Are you attending the meeting in person to ask your question:
>
> Kind regards

enquiries
Saltash Town Council

t: +44 1752 844846
e: enquiries@saltash.gov.uk | w: www.saltash.gov.uk
a: The Guildhall, 12 Lower Fore Street, Saltash, PL12 6JX



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From: melony skeldon <melonyskeldon@yahoo.co.uk>
Sent: 25 October 2026 8:32 PM
To: enquiries <enquiries@saltash.gov.uk>
Subject: Extraordinary Planning & Licensing Committee Meeting

Hi

My question regards the applicant-funded traffic surveillance for this development. As local residents who use these roads daily, we know firsthand that the existing traffic volume is already critical. [redacted]

Furthermore, what robust sequential assessments have been undertaken to prove that ALDI cannot find a more appropriate alternative site in the area that does not impose such a severe transport impact on our existing road network or green spaces.

Kind Regards

Melony Skeldon

Sent from Yahoo Mail for iPhone

Lindsay Mansfield

From: Teresa Lindeyer <teresalindeyer@hotmail.co.uk>
Sent: 26 October 2026 10:04
To: enquiries
Subject: RE: Question for meeting on Tuesday 27 October 2026

OK thanks, please see below

From: enquiries <enquiries@saltash.gov.uk>
Sent: 26 October 2026 09:58
To: Teresa Lindeyer <teresalindeyer@hotmail.co.uk>
Subject: Re: Question for meeting on Tuesday 27 October 2026

Good morning

Thank you for submitting your question for the Extraordinary Planning and Licensing Committee meeting to be held on Tuesday 27 October 2026.

It is the Councils policy that a Public Question form is submitted, however we understand there may have been a technical issue with the online form, therefore on this occasion we are willing to accept the question on the understanding that the additional information requested below is provided to us no later than 12 noon today, 26 October 2026;

Name: Teresa Lindeyer

Address: 4 Higher Port View

Phone number:07971538606

Do you give consent for your personal details to be published and made available in the public domain: yes

Are you attending the meeting in person to ask your question: no

Kind regards

Saltash Town Council

enquiries
Saltash Town Council

t: +44 1752 844846
e: enquiries@saltash.gov.uk | w: www.saltash.gov.uk
a: The Guildhall, 12 Lower Fore Street, Saltash, PL12 6JX



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From: Teresa Lindeyer <teresalindeyer@hotmail.co.uk>
Sent: 26 October 2026 7:51 AM
To: enquiries <enquiries@saltash.gov.uk>
Subject: Question for meeting on Tuesday 27 October 2026

The two Aldi reps I spoke to at the public engagement session at the rugby club had never before set foot in Saltash and were unaware that there are only two routes into and out of Saltash: the bridge and Carkeel roundabout. Almost daily, traffic is at a standstill along Callington Road – one of the exit routes and site of the proposed Aldi – and at the busiest time of the day (between 3.30–5pm) it can take up to an hour to drive from cross from the crossroads (New Rd/Callington Rd) along Callington Road to the A388 (or vice versa).

Adding a further bottleneck into that route means we are absolutely trapped in Saltash, especially when the bridge is backed up as well. We literally can't get anywhere.

I would like to ask:

When, specifically – and I mean days and time periods – were the traffic assessments carried out and what were their findings? How were these impact reports independently verified and by whom?

I would like to assume that the assessments were carried out over a variety of days and times in order to gain a true understanding of the actual impact on residents.

NB: I am unable to attend the meeting as I will be away, but I would appreciate this question being posed on my behalf.

Many thanks,

Teresa Lindeyer

Lindsay Mansfield

From: enquiries
Subject: FW: question to be submitted for 27th October 2026

Sean Smith

Oak Meadow
Merrymeet
Liskeard
PL12 3LP

Happy for details to be in public domain

Will be attending the meeting.

From: Sean Smith <sean@feeltheheatuk.com>
Sent: 26 October 2026 11:27
To: enquiries <enquiries@saltash.gov.uk>
Subject: Fwd: question to be submitted for 27th October 2026

From: sean@feeltheheatuk.com
Date: 24 October 2026 at 13:40:00 BST
To: Councillor Sean Smith <Cllr.Sean.Smith@cornwall.gov.uk>
Subject: ref speech Burraton field

I want to ask

with two questions.



My second question is to the representatives of Aldi:

Having heard the strength of local feeling, the history of this land and the concerns about traffic and the loss of recreational space, will Aldi seriously consider alternative sites in Saltash rather than continuing to try and pursue development on Burraton Field?

Thank you, Chairman.

Please can you confirm you recived this

Kind regards

Sean Smith

Director

01579 340505

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Lindsay Mansfield

From: William.ryan <william.ryan621@btinternet.com>
Sent: 26 October 2026 15:58
To: enquiries
Subject: Aldi meeting

Name Bill Ryan
Address 7 clear view saltash
Tel no 01752 843565

I wish to submit the following for the meeting on Tuesday at the Wesley Church. I will attend the meeting and put my question in person. I have no objection to my details being made known.

Once again, the residents of Saltash are being asked to rally around to save and protect their green spaces.

Not many years ago, supermarket Sainsbury's was seen off in their attempt to acquire land in the centre of the town on Warfelton field. No Aldi is attempting the same tactic. These outlets have all but destroyed our town centres now they seek to build on our green spaces. This is a dangerous precedent.

They aim to offer customer choice. With three such outlets in the local vicinity is there any need for yet another one. Should this site be developed there will be no choice for local users. it will be lost forever, their property values badly hit. Will they be compensated?

Society is becoming ever aware of the pernicious effects of social media on our young people. Providing them with alternative activities such as team sports and areas to burn off their energy is surely to be encouraged. Not all open spaces in Saltash are available for this type of activity. Nor are they evenly distributed. Where is a similar site to be found in the vicinity?

There is talk of an all weather pitch: these are costly to hire, maintain and repair, they require management and advanced booking. They do not cater for the person who simply wants to walk their dog after work, young lads wanting a scratch game of football/ cricket or families a picnic area in summer. Nor do these facilities accommodate all types of sport.

The alternative site being considered for this is the local Comprehensive situated at the far edge of town . It has no changing or toilet facilities. Access is limited for both cars and pedestrians.

I am not against Aldi but consider the proposal badly located. I urge a rethink.

Bill Ryan is

Sent from my iPad

Objective	What we will deliver	Lead Officer	Resources	Ongoing	Year	What we achieved	Completed	Already do
To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately	Continue working in partnership with Cornwall Council and keystakeholders to reach the right outcome for Saltash All Councillors to attend planning training annually to keep up to date with current and national planning and licensing laws and local plan policies	Office Manager / Planning and General Administrator			1	Continuing to engage and correspond with Treledan developers. Contacted regarding school provisions, grit bins and noticeboards. Subject to their approval, Treledan are happy for Saltash Town Council to send across the details of having a notice board installed. Contacted Cornwall Council regarding school provisions. Reviewed Councillors planning training and registered Saltash Town Council's interest in planning training. sessions with CALC. Emailed Councillors details of Aprils Neighbourhood Priority Statement training event delivered by Cornwall Council. Councillor Nowlan to attend Planning Enforcement and Appeals Training in July with CALC. Designation Letter sent to Cornwall Council to produce a Neighbourhood Priority Statement that will feed in to Cornwall Councils Local Plan. Review of the neighbourhood plan to commence with the appointed contractor, as initial meetings are to commence Friday 20 June 2026. Councillors Ashburn, Bickford, Bullock, Miller, Nowlan, B Samuels, P Samuels, Suter and Stoyel attended Session 1 Workshop for the Settlement Spatial Plan on 13 July 2026. Work is underway by the Officers and Steering Group to identify stakeholder enagegement for session 2 to be held on 21 September 2026. The Office Manager/Assistant to the Town Clerk, Chair and Vice Chair met virtually with ONH to discuss the second SSP workshop which will include stakeholder participation, and developed a draft stakeholder matrix to identify and involve key stakeholders. Officers attended the third Cornwall Council NPS training session on 12 August 2026, which focused on understanding place, local economy, design, character and heritage to help inform the emerging NPS. Saltash Town Council held a key stakeholder workshop on 21 September to undertake scenario planning, with key stakeholders identifying opportunities and constraints associated with the potential scenarios. Councillors, Officers and the Town Clerk attended Cornwall Council's Local Plan Stakeholder Workshop on 29 September, contributing to discussions on future development priorities affecting Saltash. **Completed a three week public engagement programme for the SSP project which concluded on 31 October. Feedback from surveys and engagement sessions are to be included into the Neighbourhood Priority Statement. Additional community engagement was delivered through sessions at China Fleet, Livewire and local Schools.** **The Chairman of Planning and Licencing Committee ensured the Town Council's views were represented at Cornwall Council's Planning Committee regarding the Smart Pulse Hub proposal on Fore Street.** **Officers attended NPS Training session on 4 November on Nature, Environment, Climate Change and Designated Landscapes.** **Local training attended by Officers through Cloudy IT on ONH AI Planning Esstentials**		
To review the Town Council planning policy and procedure and make recommendations to Town Council to ensure that the Town Council is able to meet any additional requirements of the planning process.	Continue to strengthen the Town Council's role in the planning process working with key stakeholders Councillors and staff to attend training when available and provided by Cornwall Council and CALC on the National Planning and Policy Framework	Office Manager / Planning and General Administrator			1	Advice sought from CALC on pre-applications to ensure correct procedure is followed. Received presentation from Brunel Recycling regarding pre-application. Followed up on attending an Open Day. Continuing to work with Community Link Officers on the Community Highways Improvemnent Programme. A working group has been established to review the proposed sale of Burraton Field and to write to Cornwall Council to express concerns regarding the lack of transparency throughout the process. Discussions with consultants to arrange a guest speaker for April's P&L committee, supporting early engagement on pre-application matters. Proactively gathered information on Neighbourhood Priority Statements through discussions with Cornwall Council and the Neighbourhood Plan Team, strengthening the Town Council's understanding and future planning approach. Reviewed planning paperwork following a decision and identified that an informed landscape assessment had been included in the application. The Chairman was notified to ensure transparancy and to strengthen our working relationship with the stakeholder. Planning Administrator and Office Manager/Assistant to the Town Clerk attended Cornwall Councils NPS training event. Planning Administrator and Office Manager/Assistant to the Town Clerk attended Cornwall Councils Month 2 Training - Understanding Data, Early Engagement, Analysing Responses for the Neighbourhood Priority Statement on 1 July 2026. Plymouth Local Plan Scoping Consultation and Cornwall Council Planning Consultation Draft Validation Guide shared with Members, with feedback invited on matters relevant to Plymouth as a neighbouring authority and to inform consideration of potential planning implications.		

						OMAttTC, PGA, DEM and CO are working collaboratively to develop and deliver the October 2026 public engagement consultation for the SSP, including stakeholder engagement, drop in sessions and consultation materials. DEM and CO producing a communications toolkit, library consultation materials, leaflets, noticeboard posters, social media content, videos, mail drop, press releases, banners, bus stop advertising and councillor interviews to maximise community participation. PGA attended Cornwall Council's NPS training session on housing on 2 September 2026. PGA and OMAttTC attended Scribe Training on How to read a planning application, focusing on the design element of an application. **Facilitated engagement between residents and developers by hosting an Extraordinary Meeting on 27 October on the update regarding Aldi's proposed development at Burraton Sports Field, ensuring community questions and concerns could be raised and addressed.**		

To receive a report on the Neighbourhood Plan Review and consider any actions and associated expenditure

Report to:

Planning and Licensing Meeting

Date of Report:

3 November 2026

Officer Writing the Report:

Planning and General Administrator

Purpose of the report:

The Neighbourhood Plan Steering Group and Office Manager / Assistant to the Town Clerk to provide regular updates on the Settlement Spatial Plan project and Neighbourhood Priority Statement.

Pursuant Minute:

P&L held on 19.5.26 Minute 25/26/27.

Officer's Recommendations

To note the updates

Report Summary

Settlement Spatial Plan (SSP)

The public engagement website and survey were launched on 9 October 2026 and closed on 31 October 2026. Responses, together with feedback gathered through drop in sessions, sticker maps, ice breaker exercises and priority buttons, have been provided to ONH Consultants.

Additional engagement sessions were held at China Fleet, Livewire and local schools to encourage wider community participation.

Representatives of the Neighbourhood Plan Steering Group, the Town Clerk and Town Council Officers are due to meet with ONH on 20 October 2026 to discuss a draft report and next stages of the project. An update will be reported to the next meeting of the Planning and Licensing Committee on 15 December 2026.

Cornwall Council has approved an extension in responding to the consultation scoping period until the end of November 2026.

Relevant findings from the public engagement programme will be incorporated into this consultation where appropriate.

Neighbourhood Priority Statement (NPS)

Officers continue to attend training sessions relating to the preparation of the Neighbourhood Priority Statement, as resources allow.

Budgets

Budget Codes:

6275 PF EMF Neighbourhood Plan

Current Available Budget:

£22,962.00

Committed Spend:

£7,350.00

Budget available to spend:

£2,362.60

Signature of Officer:

Planning and General Administrator