



Saltash Town Council

Konsel An Dre Essa



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

21 October 2026

Dear Councillor,

I write to summon you to the **Extraordinary Meeting of the Planning and Licensing Committee** to be held at the Saltash Wesley Church on **Tuesday 27th October 2026 at 6:30pm**.

The meeting is open to members of the public and the press. Members of the public who wish to speak in relation to the presentation are asked to register their request either by email to enquiries@saltash.gov.uk or in person at **The Guildhall, 12 Lower Fore Street, Saltash, PL12 6JX**, no later than **9am on Monday 26 October**. Any questions submitted will then be considered at the meeting.

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**.

The presentation will be available for Members of the Council to view in advance as part of the Town Council reports pack. Members of the public may also view the presentation online via the Town Council reports pack or, alternatively, at The Guildhall during normal working hours of Monday to Friday **10am to 1pm** and **2pm to 4pm** or the Library during normal working hours of Monday, Tuesday, Thursday, Friday **9:30am to 5pm**, Saturday **10am to 1pm**.

Yours sincerely,

Brenda PM Samuels

Cllr B Samuels
Chair of Planning and Licensing

To:

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

Agenda

1. To appoint a Vice Chair for the purpose of this meeting only.
2. 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.

3. Health and Safety Announcements.
4. Apologies.
5. 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.
6. The Chairman to confirm the proceedings for this evening's Planning and Licensing Committee meeting and consider any actions.
7. To welcome representatives from Cavendish Consulting, acting on behalf of Aldi, to deliver a presentation on the updated proposals for the Burraton Field site. (Pages 5 - 19)
8. Public Questions - A 20-minute period when members of the public may speak about the presentation.
9. 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.
10. To consider any items referred from the main part of the agenda.
11. Public Bodies (Admission to Meetings) Act 1960:
To resolve that the public and press be re-admitted to the meeting.
12. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 17 November 2026 at 6.30 pm

Proposed Aldi Food Store Callington Road, Saltash Update – October 2026





About Us



- High quality and low prices.
- Award winning products.
- Over 1,000 stores across the UK. New target of 1,500 stores.
- Employee wages highest in the sector.
- Partnerships with Team GB, Paralympics GB and Teenage Cancer Trust.
- Over 80% of UK Sales generated from UK sourced products in 2024.



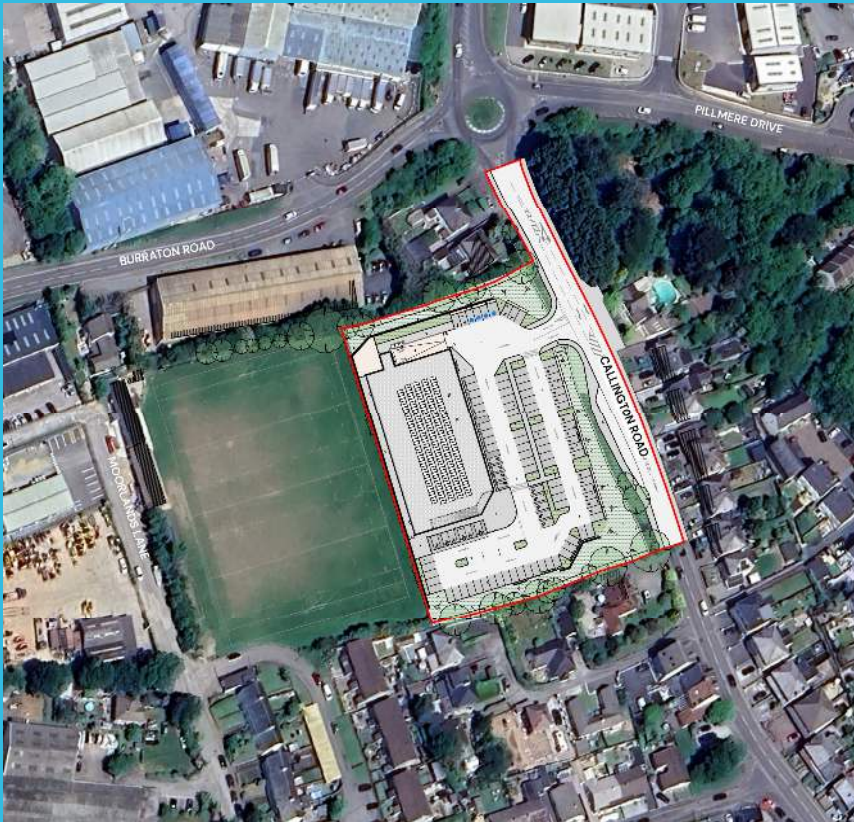
Working with the community



- Aldi collaborates with the community engagement platform Neighbourly to combat the devastating effects of hunger and fight against child food poverty, ensuring no child goes hungry.
- Local charities, community groups, and food banks are paired with Aldi stores, allowing them to collect surplus food and non-perishable products up to seven days a week.
- We are proud to accept Healthy Start vouchers for the purchase of food and groceries.



Reminder of our proposals



An investment of over £10 million, with a £2m capital receipt for the council to reinvest in public services.



The creation of approximately 40 new local jobs, paid at industry-leading rates.



Over 100 car parking spaces including accessible parking spaces and parent & child spaces.



Electric vehicle charging points with infrastructure in place to increase the overall number in the future.



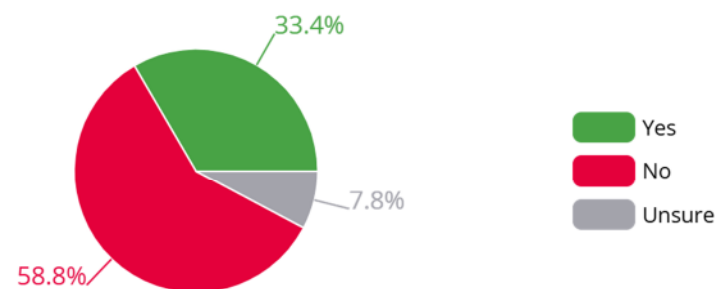
Additional employment opportunities during construction of the store and supported through the supply chain.



January-February 2026 public consultation

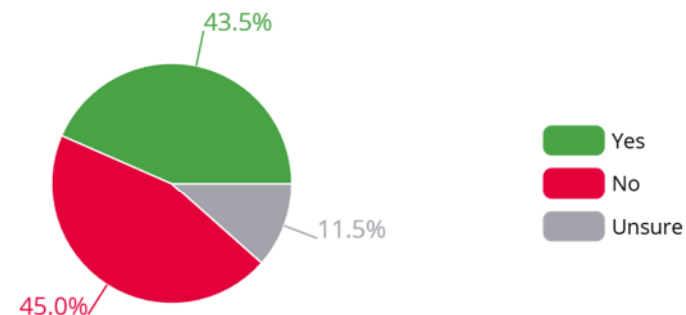
- Public consultation 14th January - 4th February.
- Newsletter, press release, consultation website, social media adverts, invitations to councillors/Saltash TC.
- Public exhibition at Saltash RFC on 28 January attended by 332 people.
- Facebook advert reached 18,235 people. 1,407 click-throughs to the website.
- 1,492 feedback forms submitted.
 - 487 supported the proposal in principle, 857 did not.
 - More evenly split on whether a new store would benefit the area (637 yes; 660 no).
 - High number of 'unsure' responses.
- Most frequent comments were regarding loss of open space and potential increase in traffic.

Do you support this proposal in principle?



Yes: 487 No: 857 Unsure: 113

Do you feel a new store would benefit the area?



Yes: 637 No: 660 Unsure: 169



Work since February

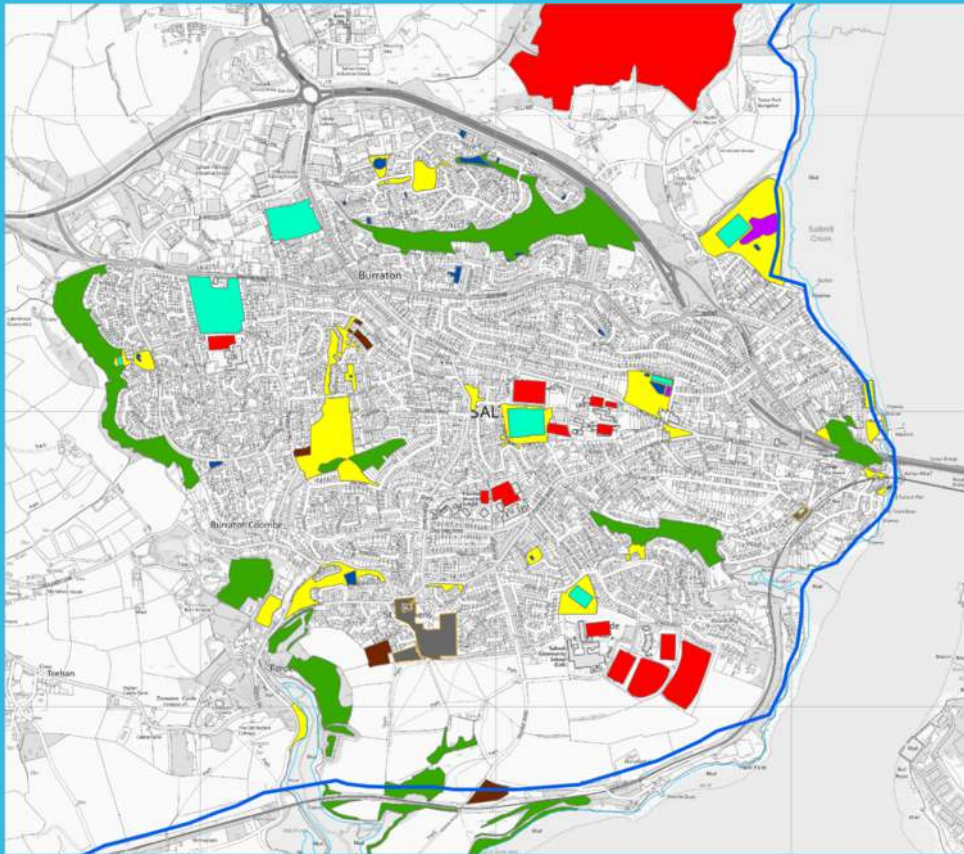
Alongside further pre-application discussions with Cornwall Council as the local planning authority, since the public consultation we have:

- Progressed a detailed, independent Open Space and Playing Field Impact Assessment, supported by stakeholder engagement.
- Run additional traffic surveys.
- Carried out further drainage assessment.





Open Space and Playing Field Impact Assessment



Cornwall Council Open Space Strategy (2023): Saltash

- Reviewed existing provision, current use, future demand and planned sports facilities across Saltash including a review of:
Cornwall Council Playing Pitch Strategy (2024)
Cornwall Open Space Strategy (2014, and updated Saltash map 2023)
- Engaged Cornwall Council, Cornwall FA, the Football Foundation, RFU, GLL and developers active in Saltash.





Open Space and Playing Field Impact Assessment

Open space provision

- The Cornwall Open Space Strategy identifies Saltash as having above-average provision for public outdoor sports and children's play, resulting in an overall surplus.
- This provides the wider context for considering the proposed loss of open space.

Playing pitch provision

- Burraton Sports Field is not surplus to requirements, reflecting its existing use and the findings of Cornwall Council's Playing Pitch Strategy.
- In line with NPPF Policy HC7(1)(b), the loss of the pitch must be replaced by equivalent or better provision in terms of quantity and quality.
- Replacement provision must also provide comparable or improved accessibility for the local community.



Open Space Strategy for Larger Towns in Cornwall

Cornwall Council

PLAYING PITCH STRATEGY

2023 - 2050

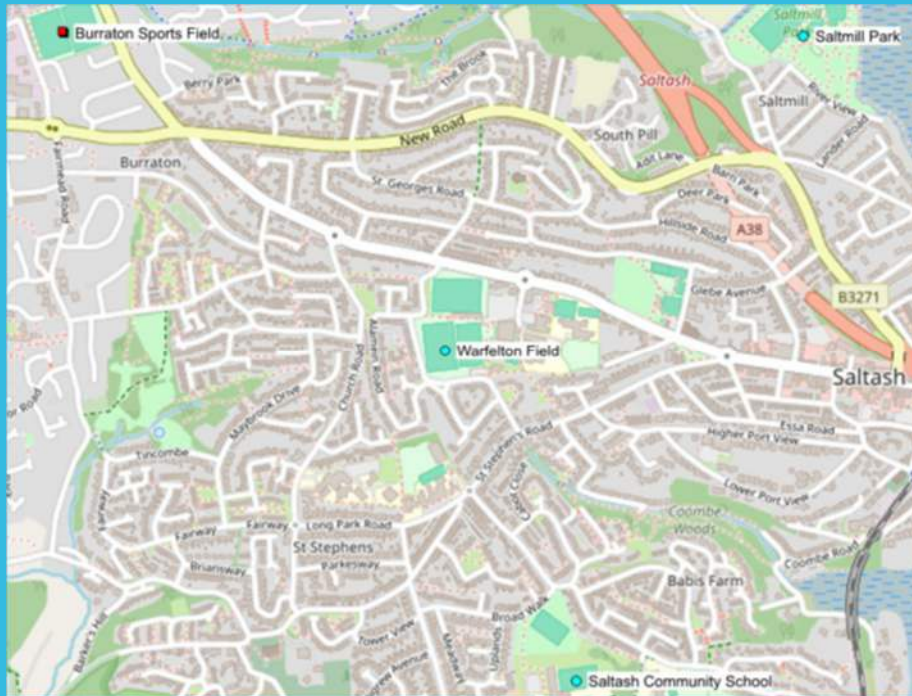
Produced by: Stuart Todd Associates
planning | policy | strategy | partnership

with
 belap
SPORT HEALTH PLAN

Produced for: CORNWALL COUNCIL
one and all - one hag oll



Options considered



- Like-for-like pitch replacement was explored but suitable land is limited.
- Single-pitch sites are generally not supported by key stakeholders such as the Football Foundation.
- The preferred approach is to invest in and improve existing playing pitch provision, with funding to support a full-size, floodlit 3G pitch for football and rugby in Saltash.
- Three potential locations were considered: Warfelton Fields, Saltmill Park and Saltash Community School.



Our preferred option

A new sports facility for Saltash, through investment in Saltash Community School:

- Invest in converting the school's existing pitch to a modern, all-weather, floodlit 3G facility for football and rugby.
- Make the facility available to pupils during the day and local clubs outside school hours.
- Create more reliable playing capacity throughout the week, including during wetter weather.
- Help Saltash RFC accommodate demand that its existing pitches cannot fully meet.
- Estimated 1.5 hours' weekly match capacity for the existing Burraton pitch, versus 34 modelled peak-period hours for a 3G pitch.





Access



Since the public consultation, further traffic surveys have been undertaken to inform the future transport assessment work.

Cornwall Highways will review and comment on the submitted plans and advise if the council considers that any mitigation measures need to be put in place.



The site is easily accessible by foot, bicycle or vehicular transport.



Reducing the need to make car journeys to supermarkets further afield – easing pressure on the wider network.



113 free parking spaces, including accessible and parent-child spaces.



4 EV charging spaces, with infrastructure for more in the future.



3-4 deliveries per day due to limited product range. All manoeuvring takes place within the site.



Deliveries scheduled outside peak hours: secured by planning conditions.



Drainage / flood risk

- Further flood-risk review, site investigation, groundwater monitoring, soakaway testing and drainage modelling have been completed.
- The site is within Flood Zone 1, with a low risk of flooding from rivers and the sea; most of the site is also at very low risk of surface-water flooding.
- Rainwater will be stored on site and released at a controlled rate.
- The drainage system is designed for a 1-in-100-year storm plus a 50% climate-change allowance.
- South West Water has confirmed sufficient capacity in the surface-water network for controlled discharge.





Updated site plan





Timeline



1

Consultation – 14th
January 2026 to
4th February 2026

2

Planning
submission –
November 2026

3

Determination –
Spring 2027

4

Potential start
on site
2027

5

New store opening
2028



Any questions?