

**Redruth Town
Council**



**Consel An Dre
Resrudh**

Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

Our Reference:

RTC/Planning Committee

Date:

10th December 2025

See Distribution

Dear Councillor

**Meeting of the Planning Committee of Redruth Town Council – 15th December
2025**

You are summoned to attend an Extraordinary Meeting of the Planning Committee of Redruth Town Council to be held in The Langman Room, Redruth Civic Centre, Alma Place on Monday 15th December 2025. Proceedings will commence at 6:00pm.

The Agenda and associated papers are enclosed for your reference and information.

Yours sincerely

A handwritten signature in black ink, reading 'Charlotte Williams'.

Charlotte Williams
Town Clerk

Enclosures:

Agenda and associated documentation

Distribution & Action:

Cllr H Biscoe	Cllr S Barnes
Cllr W Tremayne	Cllr R Major
Cllr A Biscoe	Cllr M Selwood
Cllr P Broad	Cllr I Thomas

All other Redruth Town Councillors

Cornwall Council Members, Press and Public

REDRUTH TOWN COUNCIL
MEETING OF THE PLANNING COMMITTEE – Monday 15th December 2025

AGENDA

PART I – PUBLIC SESSION

1. To receive apologies for absence.
2. Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda.
3. Public participation session - to allow the public to put questions to the Council on any matters relating to the Town Council.
4. To confirm the Minutes of the Meeting of the Planning Committee held on 10th November 2025 (Minutes attached).
5. To consider the planning applications (schedule attached).
6. Decision Notice Schedule.
7. Licensing update.
8. To receive correspondence:
 - a. Appeal Decision – PA24/02088 - Construction of dwelling and garage - Land north of West Haven, Sandy Lane, Redruth.
 - b. Parish Call for Sites update November 2025
 - c. To make a decision on the piece of land from Cornwall Council's Asset management Group (AMG) – see attached: Land at Forth an Ryn



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr A Biscoe

Town Clerk: Mrs C Williams

**Minutes of an Extraordinary Meeting of the Planning Committee held at Redruth
Civic Centre, Alma Place, Redruth on Monday 24th November 2025**

Present:

Cllr H Biscoe
Cllr S Barnes
Cllr A Biscoe
Cllr P Broad
Cllr R Major (via remote link)
Cllr M Selwood
Cllr I Thomas

Chair

In attendance:

Cllr D Reeve
Mrs C Williams
Mrs H Bardle

Town Clerk
RFO/Deputy Town Clerk

PART I – PUBLIC SESSION

1641.1 To receive apologies for absence

Apologies were received from Cllr Tremayne.

1641.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda

No pecuniary interests were declared.

1641.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

1641.3.1 There were no members of the public in attendance.

1641.4 To discuss the following planning applications: PA25/06428, PA25/04515 and PA25/03640

1641.4.1 Planning application PA25/06428 relates to the conversion of No. 33 Fore Street to two ground floor flats. The Town Clerk reported that this is a live planning application so the Committee can record further comments.

- 1641.4.2 Cllr H Biscoe reported that the conversion is converting the property back to its historic use (residential) and that all original internal features have been removed. The external staircase gives access to the flats, which is a modern addition to the property.

Cllr Reeve stated that the newly adopted Neighbourhood Development Plan (NDP) does not allow conversion of ground floor premises to residential use within the primary retail area. Cllr Thomas stated that the application was made before the NDP was adopted. The NDP states that there is a need to demonstrate that there is no demand for commercial use before considering conversion to residential. It was considered by some members that this had not been demonstrated.

The Town Clerk reminded members that the Council had worked hard to get the NDP adopted, and that they should consider not setting precedents which were deemed to be contrary to the provisions of the NDP. Cllr Broad agreed that the preference would be for 33 Fore Street to be offered for commercial use prior to residential development, but that there were already a lot of empty commercial premises on Fore Street.

Cllr Selwood stated that past applications had enabled the frontage of the building to be converted to resemble a residential property, so there was no shop-front. Cllr Barnes supports a development which invests in the building, preventing the deterioration affecting other buildings in the town centre.

- 1641.4.3 RESOLVED by Majority to confirm agreement of previous decision to support the application [Proposed Cllr Barnes; Seconded Cllr H Biscoe]. Cllrs Broad, Selwood and Thomas abstained.
- 1641.4.4 Planning applications PA25/03640 and PA25/04515 relate to the conversion of the ground floor of the London Inn Apartments, 34 Fore Street into a smaller commercial unit and a residential unit, and the installation of a door and window. PA25/04515 covers the listed building consent required. The Committee previously resolved not to support the applications. The applications have been agreed by Cornwall Council, with conditions attached.
- 1641.4.5 Cllr H Biscoe stated that the ground floor is occupied by a beauty salon, and the developer has agreed to reduce the commercial area and convert the remaining ground floor space into a small residential unit. Cllr H Biscoe's understanding is that there had previously been a door in the side of the property which has been reinstated to allow access to the residential unit.
- There followed a discussion about whether there was any evidence of a previous door, whether the Council was prepared to allow the loss of another commercial unit on Fore Street, and whether the developer should have obtained consent before carrying out the works. The Town Clerk suggested that the Council adds some wording to the Consultee comments on the planning portal stating that the Council is not happy that there had been a planning breach as the work had been carried out before approval was granted.
- 1641.4.6 RESOLVED by Majority to write a letter as recommended by the Town Clerk, and lodge it on the planning portal [Proposed Cllr Selwood; Seconded Cllr A Biscoe]. Cllrs Broad and Barnes abstained.

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 15th December 2025

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
1	08191	St Rumons Social Club, Penryn Street, Redruth Listed Building Consent for internal alterations to relocate the existing staircase to the rear of the building and the opening up of the ground floor spaces to create a better venue area	South	Supported
2	08461	1 Lowarth Elms, Green Lane, Redruth Works to trees subject to a Tree Preservation Order (TPO), works include Acer pseudoplatynus (T1) Remove epicormic growth between 1m and 2.9m to prevent conflict with garden structures, reduce the development of weakly attached shoots, and limit the size of future pruning wounds	North	Supported
3	08378	Hunters Lodge, Treskerby, Redruth Proposed alterations, external cladding and balcony	Central	Supported
4	08201	59 Fore Street, Redruth TR15 2AF Change of use from offices to first floor flat	Central	Supported
5	08895	Street Record, Trewirgie Hill, Redruth TR15 2AF Works to Tree(s) covered by a Tree Preservation Order (TPO) - T3 - Elm -	South	Supported

		Fell to ground level. T14 - Red Oak - Remove stake		
6	07091	H & A Recycling, 45 Cardrew Industrial Estate, Cardrew Way, Redruth Installation of Helios Fire Suppression Unit	Central	Supported

LIST 2

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
7	07827 (Cllr Barnes)	Plot 1 Cornwall Business Park East, Hallenbeagle, Scorrier Proposed development and operation of a refuse transfer station, materials recycling facility, covered bale storage and associated infrastructure. Together with the proposed biodiversity gain works at the former Wheel Peevor Mine site with variation of conditions 3, 10 and 16 of decision notice PA22/08886 dated 19/04/2023	North	

Planning Committee

Meeting Monday 15th December 2025

Decision Notice Schedule

All references for PA25 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1635.4.1.3	05337	St Stephens Church Treleigh Redruth Cornwall TR16 4AY	Works to Tree covered by a Tree Preservation Order (TPO) - T22 - Rowan - To fell all stems to ground level, due to 2 x dead stems, 1 x partially failed stem and declining condition of remaining stems	Unanimously RESOLVED to support the application	Approved
1635.4.1.10	05829	South Wheal Tolgus, Tolgus, Redruth	Retention of building (originally built in 2022) for agricultural/smallholding purposes - rearing of chickens and ducks	Unanimously RESOLVED to support the application	Withdrawn
1640.4.1.1	07473	2 Clijah Terrace Bucketts Hill Redruth Cornwall	Proposed Construction of front gate and walkway	Unanimously RESOLVED to Support the application	Approved
1640.4.2.6	07621	Panorama Highway Lane Mount Ambrose Redruth	Erection of single storey extension, construction of home office and associated works	RESOLVED by Majority to Support the application on the condition it does not change the street scene.	Approved
1640.4.2.5	07629	Chy Justice 4 Templars Terrace North Street Redruth	Alterations to Existing Dwelling & Associated Works	Unanimously RESOLVED to support the application	Approved
1640.4.1.3	07746	14 Polbathic Road Roseland Gardens Redruth	Proposed Garage Conversion, Small Extension & Associated Works	Unanimously RESOLVED to Support the application	Approved
1640.4.2.8	07179	4 Treliske Road, Roseland Gardens Redruth TR15 1QE	Erection of replacement porch to principal elevation	Unanimously RESOLVED to support the application	Approved

n/a	08054	Land Adj To The Nook, The Nook, Wheal Montague, North Country, Redruth	Submission of details to discharge Conditions 3 stability and 4 drainage in respect of Decision Notice PA25/03625 dated 15/08/2025	Not consulted	S52/S106 and discharge of condition apps
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REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSING SUBMISSIONS FOR:

Monday 15th December 2025

Date Received	License No <i>(All LI25/ unless otherwise stated)</i>	Address	Details
NIL			



Appeal Decision

Site visit made on 7 October 2025

by H Faulkner BSc (Hons) MSc PGCE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 November 2025

Appeal Ref: APP/D0840/W/25/3360691

Land north of West Haven, Sandy Lane, Redruth TR16 5SR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs M Curtis against the decision of Cornwall Council.
 - The application Ref is PA24/02088.
 - The development proposed is the erection of a single storey dwelling with an integral garage and the installation of a septic tank.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a single storey dwelling with an integral garage and the installation of a septic tank at Land north of West Haven, Redruth TR16 5SR in accordance with the terms of the application, Ref PA24/02088, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

2. The appeal site is within the zone of influence for the Fal and Helford Special Area of Conservation (SAC). The appeal has been accompanied by a Unilateral Undertaking (UU) under Section 111 of the Local Government Act 1972 to mitigate the recreational impacts from residential accommodation on the SAC. The Council have, in their officer report confirmed that the UU mitigates any related harm. However, as the competent authority in relation to this appeal, I am required to consider this matter and the related duties under the Conservation of Habitats and Species Regulations 2017. As a result, I will deal with this as a main issue.
3. On 16 October 2025, a referendum was held in relation to the Redruth Neighbourhood Development Plan 2020-2030 (NP). The vote found in favour of the plan, although at the time of writing the plan has not yet been 'made', however, the policies within it attract significant weight.

Main Issue

4. The main issues are:
 - whether the appeal site is an appropriate location for the proposed development, with particular regard to the local development strategy and the character and appearance of the area; and,
 - the effect of the development on the integrity of European, nationally, and internationally protected sites.

Reasons

Location

5. The site is on the edge of Redruth, identified as a named town in the Cornwall Local Plan Strategic Policies 2010 - 2030 (CLP) where in Policy 3 the delivery of new housing is managed through a Site Allocations DPD or Neighbourhood Plans. The site is well related to the town being adjacent to the A393 and the housing on the opposite side of the road.
6. The proposal has been presented as a 'rounding off' site where development is permitted on land immediately adjoining a settlement provided that it is of a scale appropriate to its size and role, in accordance with Policy 3 of the CLP.
7. In terms of the scale of development a single dwelling is appropriate for the location. The background text to Policy 3 describes rounding off as development that is substantially enclosed but outside of the urban form of the settlement and where its edge is clearly defined by a physical feature which acts as a barrier to further growth and should not visually extend in to the open countryside.
8. The site has a main road running along the frontage. To one side is a bungalow along with other properties and to the other is land being used for allotments. Hedgerows surround the site with a group of taller trees on the boundary furthest from the road.
9. Although the allotments could be considered as agricultural land they differ in appearance to open fields. The land has been segregated into smaller plots and there are various structures and fences in place commensurate with the activities taking place. To my mind this, along with the other features, act as physical barriers and the site would appear to be enclosed.
10. The proposal would not result in an encroachment into the countryside. While the site is currently an open field, this side of the A393 already accommodates residential and other forms of development. The proposed bungalow would adjoin an existing row of properties and would therefore be perceived as a logical continuation of the established built form, rather than an outward extension of the settlement into the rural landscape.
11. In terms of views into the countryside, the site currently contributes to the sense of openness at the settlement's edge. However, while its appearance will change with the addition of a new dwelling, open views across the allotments and the countryside beyond will remain visible. From the wider area, the proposed bungalow would sit within the context of existing housing and the town beyond. Existing trees and hedgerows will provide natural screening and soften the site's boundaries. Due to the low height of the building and the generous plot size, the development will avoid creating an urbanised feel. Overall, the proposal is sympathetic to the site's context and character.
12. The proposed single-storey dwelling, with a spacious arrangement and landscaping, constitutes an appropriate scale and form of development within its context. It responds sensitively to the surrounding environment, which comprises high-density housing opposite the site, adjacent low-rise dwellings, and the open countryside beyond. The scheme will positively contribute to local character and

reinforce a strong sense of place, in accordance with the principles set out in the Cornwall Design Guide (2021).

13. The Council's appeal statement references the site as being within the Carnmarth Area of Great Landscape Value. The statement of significance highlights the landscape forming a visually prominent landmark feature due to the topography. It notes the mining heritage of the landscape and well-connected network of medieval fields with strong boundaries of Cornish hedge. The proposal being close to the road and adjacent to other housing does not harm this significance. Due to the elevated nature of the land to the rear of the site the area of importance remains visible. Hedgerows are also retained and therefore continue to contribute to the character of the area.
14. Site falls within CCA09: Silverwell to Camborne character area within the Cornwall and Isle of Scilly Character Area Study. Whilst development sprawling into the landscape around settlements is noted as a pressure, given that I have found that the proposal complies with Policy 3 of the CLP I do not find any harm in this regard as the policy allows for such development as appropriate.
15. Drawing together the above, the proposal would represent rounding off and whilst it would result in the development of a greenfield site it would not be out of character and would be appropriate for the edge of settlement location.
16. Policy 7 of the CLP relates to housing in the countryside. Given that I have concluded that the site would represent rounding off it is supported by Policy 3 of the CLP. Policy 7 is not therefore applicable. Furthermore, the development site is on the edge of Redruth where there are a good range of services. While visiting the site I observed there were well lit pavements, sign posted walking and cycling routes and bus stops all close by. The site is therefore well located for access to services which are accessible without a car, the site is therefore sustainable in this regard.
17. The NP includes a development boundary for the town and the proposed development would be adjacent to this boundary. Policy HS1 is supportive of development inside the boundary and sites outside will not be supported unless it is in accordance with listed policies in the CLP, including Policy 3. As I have concluded above that the proposal is in accordance with Policy 3 there is no conflict with Policy HS1 of the NP.
18. Overall, for the above reasons I conclude that the appeal site is an appropriate location for the proposed development with particular regard to the local development strategy and character and appearance of the area. It would, therefore, be in accordance with or not conflict with Policies 1, 2, 3, 7, 12, 21 and 23 of the Local Plan and Policies C1 of the Climate Emergency Development Plan Document (February 2023). These seek, amongst other things, to approve applications that develop sites adjoining settlements, conserve the landscape character of the area, and secure high-quality design.
19. For the same reasons, the proposal would comply with the provisions of the Framework that seek to promote sustainable transport modes and be sympathetic to local character and the surrounding landscape.

Protected Sites

20. The appeal site lies within the zone of influence for the Fal and Halford SAC. This has been designated due to its international importance for wildlife with qualifying features such as saltmarsh, mudflats, sandbanks, shallow inlets and bays, estuaries, and reefs. There is a need to conserve and restore the SAC and prevent deterioration or significant disturbance of its qualifying features to meet the Conservation Objectives of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations).
21. The proposed development would likely result in additional cumulative recreation pressure on the SAC whether alone or in combination with other developments. Through public access and recreational activity there is an impact pathway between additional residential development in the zone of influence resulting in a likely significant effect on qualifying features of the SAC.
22. Policy 22 of the CLP requires proposals to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects on the SACs. The Council has a European Sites Mitigation Supplementary Planning Document 2021 (the SPD). It outlines a strategic mitigation strategy which has been agreed between the Council and Natural England. The mitigation highlighted in the SPD measures include onsite access and management as well as off-site provision of suitable alternative recreational facilities.
23. Section 111 of the Local Government Act 1972 (as amended) allows Local Authorities to charge provided they are discharging a Council function or the payment is incidental to discharging any such function.
24. Natural England has been consulted as part of this Appropriate Assessment and is content that the appellant's Section 111 agreement, which align with the Council's adopted strategy, would provide a financial contribution to the mitigation measures. Consequently, it would address the adverse effects associated with the proposed development and thereby relieve pressure on the SAC. As a competent authority, I am satisfied that the planning obligation would secure and ensure the delivery of mitigation sufficient to address the harm likely to be caused by the development. I therefore find that, subject to the proposed mitigation, the proposal would not have an adverse effect on the integrity of the SAC.
25. The proposal would therefore comply with Policy 22 of the CLP which requires mitigation measures for recreational impacts on European Sites.

Other Matters

26. Regarding concerns that approving this proposal might set a precedent, each case is assessed on its individual merits. In this instance, I have determined that, due to the specific characteristics of this site, the proposal constitutes rounding off, however, this conclusion may not apply to other sites.

Conditions

27. I have had regard to the conditions suggested by the Council and the advice in the Planning Practice Guidance. Where necessary I have amended the wording of the suggested conditions for clarity, brevity, to avoid duplication and to ensure accordance with the tests set out in paragraph 57 of the Framework. Where pre-commencement conditions are needed the appellant's agreement has been sought.

28. In the interests of certainty, conditions are necessary specifying the time limit for commencement and the relevant approved plans.
29. The approval of materials is necessary to ensure that the appearance of the building is appropriate within the context of the area.
30. I have imposed pre-commencement conditions requiring an assessment and remediation of any risks of contamination to ensure that risks from land contamination to the future users of the land, in the interests of brevity I have combined the Council's conditions into a single condition. A condition requiring the submission of details in relation to landscape works, tree protection, tree planting and maintenance is needed to ensure the appeal scheme will assimilate into the surrounding area. It is necessary for them to be in the form of pre-commencement conditions to have their intended effect.
31. Due to the location of the appeal site a condition requiring a construction method statement is reasonable to ensure that the works do not affect the adjacent highway or the amenity of neighbouring properties and businesses.
32. The approval of the details of the access is required to ensure that it is safe and remains so for the lifetime of the development.
33. A drainage condition is needed to prevent the increased risk of flooding and minimise the risk of pollution of surface water.

Conclusion

34. For the reasons given above the appeal should be allowed.

H Faulkner

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos: Proposed 1921 2 A, Proposed 1823 3 D, Proposed 2001 P1, Proposed 2000 P1, Proposed 1001 P1, Proposed 1000 P1 and Proposed 2002 A.
- 3) No development above ground level shall take place until details and samples of the materials to be used in the construction of the external surfaces (doors/ windows/ lintels/ sills/ stonework/ render), of the building hereby permitted, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.
- 4) No development shall commence until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The landscaping scheme shall provide planting plans with written specifications including:

- Details of all existing trees and hedgerows on the land, showing any to be retained, and measures for their protection to be used in the course of development.
- Full schedule of plants.
- Details of the mix, size, distribution & density of all trees/shrubs/hedges.
- Cultivation proposals for the maintenance and management of the soft landscaping.
- Full details of all boundary treatments.

The protection measures proposed shall be completed in accordance with the approved scheme before the development hereby permitted commences and shall thereafter be retained until it is completed. Notice shall be given to the local planning authority when the approved scheme has been completed.

All planting, seeding, or turfing comprised in the approved scheme of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Notice shall be given to the local planning authority when the approved scheme has been completed.

Any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted.

- 5) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - viii) delivery, demolition, and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

- 6) Before any other building or engineering works are carried out on the site, the access shall be laid out and constructed in accordance with Drawing No.1921 2 A with its gradient, surfacing, drainage and sight lines having first been approved in writing by the Local Planning Authority. The access shall be retained as approved thereafter.
- 7) The proposed surface water drainage systems shall be in accordance with the principles set out in PWS Ltd Drainage Strategy Drawings Ref J-1219-

1000 Rev P1 and J-1219-1001 Rev P1 (dated 23/07/2024). No development approved by this permission shall be commenced until details of a scheme for the provision of surface water management has been submitted to and approved by the Local Planning Authority. The details shall include:

- A description of the foul and surface water drainage systems operation.
- Details of the final drainage schemes including calculations and layout.
- A Construction Phase Surface Water Management Plan.
- A Construction Quality Control Plan.
- A Plan indicating the provisions for exceedance pathways, overland flow routes, and proposed detention features.
- A timetable of construction.
- Confirmation of who will maintain the drainage systems and a plan for the future management and maintenance, including responsibilities for the drainage systems and overland flow routes.

The Plan must include a drawing which clearly indicates the management responsibility for each drainage element, and schedule of maintenance. The Developer must inform the Local Planning Authority of any variation from the details provided and agree these in writing before such variations are undertaken. The surface water drainage systems shall fully manage surface water flows resulting from the developed site up to the 1 in 100-year peak rainfall event plus a minimum allowance of 50% for the impacts of climate change. Flows discharged from the site will be no greater than 2.5l/sec for all rainfall events. The approved scheme shall be implemented in accordance with the timetable so agreed and the scheme shall be managed and maintained in accordance with the approved details for the lifetime of the development.

- 8) No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 14 days of the report being completed and approved in writing by the local planning authority.

From: [REDACTED]
Sent: 19 November 2025 14:44
To: Charlotte Williams <townclerk@redruth-tc.gov.uk>
Subject: Parish Call for Sites update November 2025

Dear Clerk

We are writing to update you on our Call for Sites as well as our new **Call for Large Sites**. The findings of both of these calls, together with other data sources such as planning records, will inform the next Local Plan including strategic options for the distribution of development and site allocations – as well as what development may take place meanwhile.

The work we are doing at the moment is evidence gathering. We are awaiting confirmation of when we can make a formal start on the next Local Plan which will include full public consultations on policy, distribution options and allocations.

Call for Sites Update

Thank you very much for any site submissions and any site feedback you have already contributed towards our Call for Sites. There are now further sites and draft site assessments have taken place.

Each site put forward for development which has passed our screening tests has been given a high level assessment. This includes a traffic light score for location, suitability, availability and achievability (viability) as well as an indication of the potential use, amount of development and timeframe for development.

Our assessment methodology can be viewed on our [Call for Sites](#) page. It follows Government advice and has been informed by the Housing and Economic Land Availability Assessment (HELAA) Panel (a body of development industry experts – this is standard practice). It is “policy-off” e.g. in terms of scale and location, allowing future policy options to be informed by what sites are known to be available. Given the very large number of sites, individual site assessments at this stage do not consider landscape constraints in any detail for example.

The Call for Sites will be reported in the Housing and Economic Land Availability Assessment (HELAA) which will be a technical evidence document for the next Local

Plan. The HELAA does not change the planning status of any land or suggest that planning permission will be granted if we receive an application. Evidence built through the process will however be used to support allocations where appropriate and may support the submission of planning applications.

Individual draft site assessments and a link to the map of sites are available to review on our [Call for Sites](#) page. If you have previously commented on a site this will have been considered in the site assessment.

Further comments on any sites and their development potential are welcome via the [Local Council Call for Sites Survey](#). This includes whether you would support the site coming forward/being allocated and whether there are practical constraints you are aware of. You can also comment on individual site assessments through the form. We are asking for this feedback by **30th January 2026** please.

We are also continuing to welcome new sites from local councils, landowners, residents and other stakeholders via our [Call for Sites](#) page. Where you are proposing a site through a Neighbourhood Priorities Statement or allocation it is not necessary to submit the land through the Call for Sites as well although you are welcome to do so e.g. if you have particular details or an update to include such as the site's availability.

New: Call for *Large Sites* – new settlements and strategic scale growth options

As part of our evidence gathering we are also carrying out a further call specifically looking for larger scale sites. These are sites which could accommodate over 800 homes. Such sites tend in practice to include 1,500 to 3,000 dwellings. By their definition these sites will be large. They will need to comprise a mix of housing, employment and recreation uses and facilities, and be served by adequate infrastructure. Proposals could be extensions to existing settlements or new communities. In all cases they need to be masterplanned to show how they integrate into their location.

We will be encouraging schemes which are not solely about building houses but will reflect their scale and location, with an ethos on creating thriving communities; each featuring a distinct sense of place and tailored to local challenges and opportunities. We will be focussing on the importance of careful design for the creation of high quality places, supported by long-term stewardship. Early investment in social and economic infrastructure, good transport connections and environmental resilience will also be required to create sustainable communities.

Below are some examples of new communities that have been approved in Cornwall in the last 10 years and which are now being developed:

- Treledan (Broadmoor Farm) Saltash – approx 1000 homes
- West Carclaze Garden Village St Austell – approx 1500 homes
- Langarth Garden Village Truro – approx 3500 homes
- Nansledan Newquay – approx 4000 homes

Submissions need to include the completion of the Call for Large Sites form and an illustrative masterplan (one per site) that set out how the sustainable development principles will or can be achieved.

We do not envisage there to be many opportunities for this scale of development however if you are aware of any sites in your area with landowners who may be interested in making a submission to us of this nature we would be grateful if you could forward them our [Call for Sites](#) page which contains further details. Large site submissions received by **30th January** will be reviewed in February 2026.

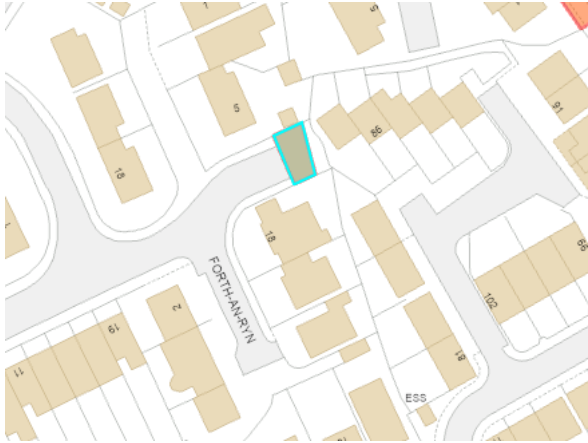
We will consult you on the findings of the Call for Large sites in the spring.

If you have any queries on our calls for sites please do not hesitate to contact us.

Local Plan Team

Councillors asked for more information about the land which Cornwall Council want to know if we have an interest in, at Forth an Ryn. Please see below.

The piece of land measures roughly 57 sq.m and it is a tiny section of verge at the end of maintained highway and has no function as POS currently.



Kind Regards,

Ben

Ben Wormington MRTPI | Disposal Surveyor
Cornwall Council | Economy, Regeneration and Assets