

# Truro & Kenwyn Neighbourhood Plan

**Meeting of the Economy and Employment Working Group  
Wednesday 11 January 2012  
at 12.30 pm in the Municipal Buildings, Truro**

## Minutes

**ATTENDEES:**

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| Councillor B Biscoe, Truro City Council<br>Councillor R Cooke, Kenwyn Parish Council<br>Russell Dodge – Newham<br>Mr R Gazzard, Truro City Council<br>Mark Killingback, Harbour Master<br>Councillor Dr C MacKenzie, Truro City Council<br>Roger Radcliffe, Cornwall Council<br>David Rodda, Agriculture<br>Neil Scott, Totally Truro<br>Nigel Tipple, CPR Regeneration | Matthew Brown, Sarah Newton’s Office<br>Bernard Curren – Medical Sector<br>James Evans – CDC Limited<br>Ian Jones, Volunteer Cornwall<br>Robert Lacey, Cornwall Council<br>David Matthew – Truro College<br>Chandelle Randall, Cornwall Council<br>Nick Seaton Burridge, Scott Buridge<br>Tim Smart, Cornwall Business Partnership<br>Matthew Vowels, Cornwall Development Co. |
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**APOLOGIES:** There were no apologies for absence

| Item |   | Action |
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| 1    | <p><b>Chairman</b><br/>Councillor Dr MacKenzie, Truro City Council in the chair, provided members with an outline of the Neighbourhood Plan and its main aims and objectives.</p> <p>Councillor Dr MacKenzie highlighted events taking place in Truro, pointing out business contributions make them possible, with the BIDs scheme the driving-force behind events.</p> <p>She advised all present that Truro City Council and Kenwyn Parish Council had agreed to work together to develop a Neighbourhood Plan to provide a community led strategy for managing development in the area up to 2030. She reported the plan would be a “front runner” scheme under the Localism Act.</p>   |        |
| 2    | <p><b>Introductions, and discussion on the following two questions:</b></p> <p style="margin-left: 20px;"><b>a) What is your vision for Truro and Kenwyn over the next twenty years?</b></p> <p style="margin-left: 20px;"><b>b) What are your priorities, and business aspirations, to be included in the Neighbourhood Plan?</b></p> <p>Councillor Dr MacKenzie provided an overview of the aims of the two key questions, which were sent to attendees prior to the meeting.</p> <p>She asked those present to advise their vision for Truro and Kenwyn over the next twenty years and the priorities and business aspirations that should be included in the Neighbourhood Plan which eventually would become part of the planning network.</p> |        |

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It was confirmed the Plan would be in line with National planning policy with the strategic vision for the wider area set by the local planning authority and with other legal requirements. Local people would be able to vote on it in a referendum and, if the Plan was approved by a majority, it would be brought into force by the local authority.

Mr Nigel Tipple explained the context of the plan, the timescale for which was one year and confirmed Cornwall Council would provide technical advice and evidence for the Plan.

Matthew Vowles, Cornwall Development Company reported the biggest scheme at the moment was the Eastern District Park and Ride, the business plan for which was being prepared subject to consents being in place.

Mr Lacey, Cornwall Council advised of the need to redevelop existing employment sites and encourage new development on the Newham Industrial Estate. He emphasised the Neighbourhood Plan needed to reflect the true aspirations of Truro and Kenwyn if they were to become a reality.

Mr Neil Scott, Totally Truro confirmed that the BID scheme (Business Improvement District) was a flexible funding mechanism to improve and manage a clearly defined commercial area. He confirmed it was based on the principle of an additional levy on all defined ratepayers, following a majority vote. Following a successful vote, the levy became mandatory for all defined ratepayers and there were over 400 businesses in Truro included in the scheme.

The Truro BID, he confirmed delivered a range of additional services and initiatives, all designed to raise the profile of the City, attract more visitors and encourage them to explore all its facilities. He advised the BID scheme supported town centre retail businesses to develop the future to ensure the town survived.

He reported the scheme, was funded primarily through a nominal levy equivalent to 1% of rateable value on all properties that were within the District and had a rateable value of over £10,000. It was reported Truro's BID became operational in October 2007 and was now in its final fifth year.

Mr Scott advised he felt the Portas Report provided a decent summary of the current state of the high-street, with good proposals for management, access, transportation etc. He added tourism both within, and outside of the City was something he hoped to continue to look at, and he felt it was important to embrace the demand for e-commerce instead of fighting against it, finding ways to incorporate it into a long-term plan. He expressed the need to continue works in the public realm and ascertain what tourists would like to see in the City.

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Mr Scott considered intensification of the Plan should be looked at, the rail network, walking routes and cycle ways and the need for more cultural activities to keep people in the town. He considered the internet should be seen as an opportunity rather than a threat to retailers.

Councillor Biscoe mentioned the usage of upper floors of retail establishments within the City, particularly for residential use, and Mr Scott responded that he felt the best way to address future plans for the City was to investigate ways to maximise existing space before building new developments. Mr Scott added the amount of people coming into Truro was high, and so it was vital to make the migration as affective as possible, and as such, the rail network, cycle paths, footpaths, buses, and car parks would need to be looked at. Mr Scott added he felt the creativity and cultural aspects of Truro needed to be encouraged as they were both unique and diverse.

Addressing Councillor Biscoe's question as to whether or not Newham should be included in the BID scheme, Mr Scott responded it was an option, but caution should be exercised to ensure neither Truro or Newham's unique cultures would be diluted.

Mr Russell Dodge reported that he considered the Truro community were unaware of Newham where over 1,200 people worked, but there were no pavements and no signage and, even though the bus depot parked their buses at Newham, there was no bus service available for people working in the area. He advised there was a list of projects for the area but it was not known how to deliver these.

Councillor Dr MacKenzie added publicity was needed for Newham, and Mr Dodge stated connectivity with the rest of Truro was one of the primary issues in the area.

Mr Tim Smart wondered if creating smaller communities within Newham may be a solution and indeed applicable to the wider Truro area.

Mr Nick Seaton-Burridge confirmed he had a large involvement in the centre of Truro and reported terms had been agreed before Christmas 2011 for a 60,000 square foot of retail space extension to the Marks and Spencer store in Truro with a view to add a budget hotel on top of the development with seventy-two bedrooms.

He also confirmed two other major schemes were in the pipeline for mixed development in Truro which could also include a supermarket. He reported on the potential realignment of units on Lemon Quay to produce a larger store which would be a major coup to Truro.

Mr Seaton Burridge considered that, with the development occurring at Threemilestone and outside Truro on the A390, we should not lose focus on the centre of Truro. Although he supported the principal of

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| <p>an additional Park and Ride site for the City he was not in support of it being coupled with an additional supermarket as with the Eastern District Centre proposal which he felt research conducted prior to application was insufficient.</p> <p>In answer to a question regarding retail expansion and the extent Mr Seaton Burridge thought assumptions would become a reality. He stated that people were prepared to invest in Truro and there was a demand for investment but everyone needed to take the view that they must be more amenable. He considered a comprehensive plan dealing with the City was required with everyone subscribing to it.</p> <p>Additionally, Mr Seaton Burridge commented on the proposed number of additional houses as suggested in the Core Strategy, asking the question where the jobs would be created to accommodate the extra residents.</p> <p>Councillor Biscoe advised the proposed retail developments were based upon predicted figures and growth in the future, but asked if the assumption would hold up in reality. Mr Seaton Burridge added there was currently the demand for space by retailers, and so therefore it should be addressed. Councillor Biscoe added an increase in demand for retail space would also result in an increase of energy use and waste produced, and this should be considered.</p> <p>Councillor Biscoe considered a dynamic environment should be created for people who want to live, make and sell on the same site in the City and the plan should support this. He considered there was a need to talk to individuals to see what their challenges were and there was a need to embrace the eccentricity of Truro which should be seen as a vessel for driving businesses.</p> <p>Councillor Ms Southcombe expressed concern regarding climate change and the environment in relation to the additional developments, as she felt it wasn't being addressed adequately. She also felt the topic of local businesses and locally produced goods should be included as the introduction of many large retail chains would result in high levels of competition for local businesses with the likelihood they may cease to trade as a result.</p> <p>Fair-trade and recycled locally produced goods were discussed, and Mr Scott expressed the need for a high quality of these goods, as the current creative culture of Truro was of a high standard which should be encouraged to remain.</p> <p>Councillor Biscoe informed the group he felt the town should embrace all sorts of trade, both large and small businesses, and both local and national. He also pointed out a vast amount of trade took place over the lunch period when workers would be on their breaks, and this should not be underestimated.</p> <p>Mr Ian Jones considered there was a need to help people to</p> |  |
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| <p>participate and develop businesses themselves and Truro should retain the living and working environment. To understand what is on the horizon, the linear process and encourage people to take the initiative for themselves instead of relying on everything being produced for them. He agreed all businesses should be integrated, and sustainability and the environment needed to be addressed as a high priority.</p> <p>Mr Nigel Tipple pointed out the need to understand those who come from outside to within the town centre and added that upwards of 14.5 thousand people travelled into Truro each day. He felt that to anchor some of them in the area would reduce the energy expenditure created during travel. Councillor Biscoe advised we have to accept that people have always come into town to get services. He considered Truro was in the forefront and the issue was not how to expand but should we be making the town more powerful to get people in and out of the City and part of the Neighbourhood Plan should be how the railway serves the town.</p> <p>Mr Bernard Curren, stated NHS Innovations South West was one of nine English regional innovations hub created to nurture, support and help to exploit all innovative ideas, inventions and intellectual property and he believed it would significantly enhance the prosperity of Truro. For example, he advised that forty-five high value new sustainable jobs had been created during the first twelve months and they had supported over forty-two business enterprises.</p> <p>It was confirmed many innovation centres were specialising in the subjects of health and wellbeing, and expertise was coming in from outside the County, resulting in a unique provision within Cornwall.</p> <p>Mr Gazzard asked how build-on space would work, and should allowance be made for it in the Plan. Mr Jones considered the Neighbourhood Plan should address the issue of accommodation and ensure the correct infrastructure was encouraged to develop. Councillor Biscoe felt that space above retail establishments could be utilised for residential accommodation. He stated he felt it was vital land was protected, and the less land used the better as it would be needed for food and fuel, and the rural economy and food production was at the root of economic life.</p> <p>Mr Jones acknowledged Councillor Biscoe's points, but added it was also important to continue to generate supplies, and health and wellbeing, as well as social enterprises also needed to be addressed as there was great opportunity in those areas. Councillor Mrs MacKenzie added there was an opening for a research centre for the environment and health in Cornwall, as the expertise and the provision already existed.</p> <p>Councillor Biscoe considered Truro was in a great position and it should be ascertained what innovative ultra new businesses were going to require in terms of work space to ensure Truro could provide</p> |  |
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| <p>the correct infrastructure for such businesses. He considered the key message to be incorporated in the Plan was the challenge that there was a real serious survival for land, with growth and creating quality jobs it was considered that, at sometime in the future, there would be a battle for the future of land. Truro is under pressure to grow outwards and are on the route of economic success but there was a need to be productive but not at the expense of the land.</p> <p>Mr Curren expressed concern over the infrastructure and the need to come up with ideas to get traffic moving. Councillor Biscoe mentioned the community infrastructure and the need to open Hugas Halt.</p> <p>Mr David Matthew felt it would be selfish to make Truro insular and pointed out the need to develop housing locally. He stated that people who work in Truro wanted to live in the City and this included people from Truro College, but they were unable to because of the inadequacy of housing. He added he felt it was a long way off before the rail network would provide the type of travel Councillor Biscoe was suggesting.</p> <p>Mr Matthew also felt it important to examine how the Neighbourhood Plan fitted into the wider economy. It was generally felt that it has to be accepted that Truro will suffer from a lot of public sector redundancies in the future but that there could be an increase in private sector jobs. The Plan should focus on retailers as a theme/objective to facilitate other job opportunities and there was a need to try and meet the economic realities in Cornwall.</p> <p>In view of investment in adult training by National funding drying up it was felt the issue should be to enable people to get on the path to obtain employment and develop skills. However it was considered this would present challenges if, in order to obtain more qualifications, 50% would have to be met by the student.</p> <p>Mr Matthew pointed out it would be a real challenge to business, and it should be an objective to facilitate alternative employment, and to understand the hierarchy of qualifications and the barriers existing within the hierarchy (e.g. increasingly people are expected to fund their own qualifications, and as this has a knock-on effect it will result in people in lower paid jobs being unable to fund their own qualifications to put themselves in a better position in terms of their employment). Ultimately, Mr Matthew felt training as people moved into different sectors, taking into account an aging population that may require many career changes in their life-span, and high quality innovative centres facilitating these needs should be a vital area of investigation within the Neighbourhood Plan.</p> <p>Mr Curren considered the areas where employers were looking for employees included engineering and software development and that an up to date mapping exercise of skills needed to be developed indicating where there was a shortage of skills and should be included in the Plan.</p> |  |
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The need to sustain the volume of employment was discussed and the need for commercial and private sector development.

Mr Mark Killingback stated he was looking for new marine business and there was potential and growth in engineering in Truro. He confirmed a Falmouth based business was interested in waterfront access in Truro.

Mr Killingback informed the group the Port of Truro had recently participated in a trial in the renewables sector involving electrical currents underwater. He added Regeneration South West was providing services to off-shore renewables, and he felt part of Truro's ideal should be to transport structures, equipment, etc, as well as the flood defence scheme. Mr Killingback added a new quay would be in place by May or June, and under the Newham programme, sites had been identified for businesses to relocate to the quay side.

Mr Killingback added a test site in Falmouth was producing three projects a year, and he predicted this would be ongoing for at least the next five years, with bigger projects predicted in the next decade. He advised that unfortunately geographically Truro was constrained by the length and depth of its port for most ships but barges could be utilised as these did not need the depth of water. He reported that the quay had a maximum allowance for a 85m vessel carrying roughly 2,000 tonnes, whereas many North Sea ships were carrying approximately 3,000 tonnes. He reported that Russian ships were taking away the scrap from Newham but unfortunately no one was investing in small ships at the moment.

Mr Tim Smart stated he would like to see some kind of community benefit and that estates grew but didn't provide for workers on site. He considered there was a need for social networking to ensure workers enjoyed their employment and there was a need to create a community within the workforce/place.

Councillor Ron Cooke expressed concerns with the development of Truro/Kenwyn and the pressure to have district centres such as the hospital and college within this. He questioned whether this would change the vitality of Truro centre.

Mr Tipple considered the Plan should give the opportunity to manage growth rather than react to it and there was a need to create a sense of place where people could live and work where value would be added to people's life.

Councillor Biscoe stated we needed to evolve our society without consuming too much land, a balance was needed and we had to be intelligent about land with serious consideration being given to not using too much prime land.

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Mr Scott added the plan needed to be dynamic, and outline how the recommendations would be delivered, as well as providing a framework of organisations able to help with the implementation.

Councillor Biscoe also recommended that the Neighbourhood Plan should suggest a settlement boundary around Truro to prevent excessive expansion. He added there was an urgency to produce the Neighbourhood Plan to act as a framework for delivery. Mr Lacey added emphasis had to be on delivery, and it had to be realistic in order to be adopted.

Concluding the meeting, Councillor Dr MacKenzie summed up the key points discussed:

- Retail – both local and national businesses
- The encouragement of new business start-ups
- The transportation network
- Growth within the City, with emphasis on building upwards
- Housing numbers
- Employment and identifying the gaps
- Improving the environment
- Industrial estates
- Providing a clear focus on delivery

It was confirmed the Neighbourhood Plan should be used as a tool for what is going on around us and must be project let and deliverable in planning terms, giving an overall picture for use as a consultative document.

It was reported that Matthew Vowels, Nigel Tipple and Ian Jones would be providing a plan of action based upon the discussion at the meeting.

Date of next Meeting

Group meeting 01.02.2011. at 2.00 pm

Following up to meeting held 11.02.2012. to be held 12.30 – 2.00 pm on 22.02.2011. with refreshments.