Neighbourhood Priority Statement

Local Economy Assessment

The purpose of this table is to understand the different businesses and employers that exist in your communities. It will help you to understand the local economy and the jobs that exist in your places. It will be difficult to ensure that you capture every enterprise in your area so this should be a snapshot, identifying key businesses and employers, don't worry about finding every business. There is likely to be some crossover with the Facilities and Services assessment and for smaller parishes, you may not need to complete both. For larger places, listing all employers is likely to be a huge task and we suggest that you focus on key employers and identify key areas for employment such as town centres, business and industrial parks.

Businesses, Facilities and Services

This section is simply to identify the existing businesses and services that already exist in your area to provide background and context to your places and any proposed changes. As businesses are generally private facilities, they can't be directly delivered through the planning system (although growth can make it more viable to locate a business there) but understanding the employment opportunities and the viability of starting or growing a business in your area can help to assess the sustainability of communities. You should also note any public services such as schools, doctors etc as they are also important employers. If you can, it may be useful to talk to some of the key businesses in your area to understand their concerns and any plans for growth etc.

Identifying businesses in your area:

1. Use the business rates data on the Cornwall Council website Business rates data - Cornwall Council[1] this will give details of all business rate accounts (including those premises or businesses with exemptions).

[1] You will need to download the most recent Excel spreadsheet and then use the 'sort' function to sort the data by parish (column M) to find businesses in your parish area. If you have trouble doing this, email us and we can pull the list of commercial property off for you. The table at the end of this document has additional explanation on the meaning of the different columns in the spreadsheet.

2. The business rates information is the most up to date information that Cornwall Council hold but use local knowledge to correct any errors or omissions.
3. For larger places, the annual retail survey gives details of town centre businesses and can be found here Cornwall Monitoring Report - Cornwall Council
4. Identify any obvious vacant business premises
5. Don't forget rural businesses such as agricultural businesses, holiday parks etc

Business or Service and location (if vacant, identify former use)	Does this business employ staff?	Type of business	Comments - any plans for growth (or reduction) if known. Any other useful information, including information on any potential development
Private Enterprises			
Eg. Tesco, location	Y	Supermarket	Tesco express convenience store, parking available nearby, well-used by local community
Tresillian Business Park (TBP)	N	Gary Morse Landlord/owner business park	
(TBP)Collins Garage	Y	Garage services & Car Sales	
(TBP)Mercedes Dealership incl BYD	Y	Garage services & Car Sales	
Ed Faull		Stone Mason & Plant Hire	

Business or Service and location (if vacant, identify former use)	Does this business employ staff?	Type of business	Comments - any plans for growth (or reduction) if known. Any other useful information, including information on any potential development
Probus School Filling Station & minimarket	Y	Fuel station/car wash Mini market – groceries et al	Co-op convenience store, parking available nearby, well-used by local community
Unique Hair Salon – Tammie	Y	Hair salon	Well used – established business location over last 3-4 years, off street parking available to front of premises
Morford	N	Garden Machinery repairs	
Collins Dairy	N	Dairy produce delivery service	
Tandoori Spice	Y	Restaurant & Takeaway food	
Hawkins Arms	Y	Pub & Restaurant	
Chinese Lantern	Y	Takeaway food	
SPAR minimarket	Y	Groceries convenience store	
Trudgian Farm Shop	Y	Butchers & fresh foods	
Probus Chip Shop	N	Takeaway food	
Probus Comrades Club	Y	Social Club – Licenced premises	
Hair 4 U	?	Hair salon	

Business or Service and location (if vacant, identify former use)	Does this business employ staff?	Type of business	Comments - any plans for growth (or reduction) if known. Any other useful information, including information on any potential development
Probus Surgery	Y	General Practice	
Probus Surgical Centre	Y	Surgical Services	
S J Griggs Garage	Y	Garage services & Car Sales	
Roseland Kennels & cattery	Y	Kennels/Cattery	
Wheeler Roofing Services Ltd Tesillian Business Park	Y	Roofing	
BUSINESS RATES INFO FOR	PROBUS	PROVIDES A DTAILED LIST OF	BUSINESS TO BE APPROACHED FOR THEIR INPUT
Public services			
Probus Primary School	Y	Primary school	

Business or Service and location (if vacant, identify former use)	Does this business employ staff?	Type of business	Comments - any plans for growth (or reduction) if known. Any other useful information, including information on any potential development
Probus Village Hall	N	Village Hall facility – registered charity	
St Probus & St Grace Church	Y	Place of Worship – Community Larder & Community Services	
Vacant Units			
Eg former Barclays Bank	N	Bank	Closed in 2022, large historic premises has been vacant since, Currently for sale through [agent].

Business or Service and location (if vacant, identify former use)	Does this business employ staff?	Type of business	Comments - any plans for growth (or reduction) if known. Any other useful information, including information on any potential development

Overview

Use this section to summarise any issues identified and to identify potential changes. Think about what benefits additional employment growth could bring to your communities and residents.

Your NPS is about development and how it can make a positive contribution to your communities; identify any likely growth that might be coming forward and where this is supported by your NPS. Are there locations that would be suitable for future employment growth or is there room to expand at existing employment sites. Would your community support additional rural business, or live-work premises outside of main settlements? Are there vacant or underused buildings where a change of use could be supported? Consider the call for sites – have any sites been proposed for business / commercial or mixed use development? Identify any issues that might be affecting businesses that could be addressed through the planning system and then prioritise the changes that your community would like to see.

Overview

Expectations for Growth and expansion from existing businesses

Tresillian Business Park is within the parish and well positioned only 3 miles to the east of Truro, just off the main A390 to St Austell and with excellent main road access to the A30 expressway via the Ladock Valle. The Business Park offers a range of light industrial units from 1450sq.ft. Each unit is provided with extensive parking facilities, well considered access and turning space for articulated lorries. There are 34 units with limited or no vacancies at the time of writing.

Other opportunities and locations for growth and expansion

The success of Tresillian Business park located just off the A390 at the West of the village is an indicator of the demand for small business accommodation. A similar development could be considered at the East of the village just off the A390

Rural businesses and commercial development outside of settlements

Overview
Town or village centre development
Priorities – prioritise the key changes that you would like to see in your communities to enhance employment opportunities and to help business in your communities to thrive.
1. Eg. Support the expansion of the [Name] Industrial Units site at [location] to deliver additional employment space

Appendix A: Additional explanation for the Business Rates Spreadsheet

Column	Ref	Data description
A/B		Reference numbers
C	Liable from	Date of first liability to pay rates. Note that we do not hold data prior to 2017 so this is the earliest date that you will see.
D	Rp type	The type of account: P – person or sole trader / C - company
E-L	Details	Names of account holders and address of business
M	Parish	This is the name of the parish and is important for identifying businesses in your area
N - Q	description	This is the description held by the Valuation Office Agency. This may not always be accurate and you can supplement this detail with local knowledge.
R	RV	This is the rateable value of a property – the rateable value is an assessment of the annual rent, based on an estimate by the Valuation Office Agency.
S – AN		These columns give the date any relief has been awarded. More information about the different types of relief can be found here Get money off your business rates - Cornwall Council
AO	Gross Charge	This is the total amount due before any reliefs or exemptions are applied
AP - BC	Reliefs	These columns give the amount of relief that businesses are eligible for. More information about the different types of relief can be found here Get money off your business rates - Cornwall Council
BD	Net charge	This is the annual amount that the business is required to pay after any reliefs or exemptions have been applied.