

The proposed policies included in V13 of the Redruth NDP

Policy Area: Design Code

Policy DC1: Supporting Existing Design Code for Redruth

Objective: Future development in Redruth Parish is appropriate to Redruth and sustainability issues.

Policy Direction DC1: New development in Redruth will be supported where it meets the appropriate design requirements as set out in the documents below: (all on www.cornwall.gov.uk)

- The Cornwall Design Guide December 2021
- Streets for People Design Guide 2022
- Historical Character Design Guidance is given in the Redruth Cornwall Industrial Settlements Initiative (CISI) March 2002,
- Redruth Cornwall and Scilly Urban Survey (CSUS) June 2004,
- WHS Management Plans, (2013-2018) & (2020 – 2025)
- Redruth Town Centre Conservation Area Management Plan March 2010
- Plain-an-Gwarry Conservation Management Plan March 2010.
- As part of the Cornwall Devolution Deal, the ‘Cornwall Historic Environment Cultural Distinctiveness and Significance Project’, was commissioned to make sure that Cornwall’s historic environment is recognised when designing change and making planning decisions. The documents are available to review at <https://letstalk.cornwall.gov.uk/cornish-distinctiveness>

Policy DC2: Supporting development of a Redruth Shopfront Design Code

Objective: Future development in Redruth Parish is appropriate to Redruth and sustainability issues.

Policy Direction DC2: Where planning permission is required, proposals to change existing shopfronts or to introduce new shopfronts (within the Town Centre Conservation Area, particularly the Primary Retail Frontage area shown on Map 10) will be supported where they meet the requirements set out in the Redruth Shopfront Design Code.

Policy Area: Historic Environment and Heritage Assets.

Policy H1: Supporting Redruth’s World Heritage Site Status

Objective: Redruth is a World Heritage Site Town. Future development should be appropriate for that status.

Policy Direction H1:

1. Development proposals within the World Heritage Site [shown on Map 7] will be supported where they appropriately demonstrate by reference to the appropriate current guidance and policy documents including the adopted WHS Management Plan that:

a) they reflect the significance of the affected heritage assets and their settings; and

- b) the proposal is appropriate in terms of size, height, density, design, layout, landscaping and scale; and
 - c) the proposal adequately protects, conserves and enhances the inscribed Outstanding Universal Value through the appropriate assessment of impacts via a suitably detailed heritage assessment carried out in accordance with a recognised methodology such as those set out within both the adopted WHS Supplementary Planning Document (2017) and the ICOMOS (International Council on Monuments and Sites) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
2. New development or redevelopment that is likely to lead to substantial harm to or total loss of significance of an undesignated WHS heritage asset will only be supported if it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
3. Proposals for development or redevelopment that are within the setting of World Heritage assets which enhance or highlight the significance of the asset will be supported in principle.
4. Where there is existing public access/views of WHS assets this should be preserved and where appropriate enhanced. & encouraged.
5. Development proposals within the World Heritage Site which do not address policy points 1-4 in this policy should not be supported.

Policy H2: Development & Heritage

Objective: Safeguard, conserve & enhance the local character of the historic environment and heritage assets. Unlisted assets that have an important part in the WHS should receive some policy protection. Other significant unlisted assets should be recognised too.

Policy Direction H2:

1. New development proposals will be supported, as appropriate to their nature and location, where:
 - a) it is demonstrated that their format, scale, massing, density, articulation and use of materials and other external finishes, and orientation and location within the site, is drawn from and influenced by the distinctive historic architectural, design and cultural traditions established in the surrounding character area.
 - b) if it involves or would have an impact on Designated or Non-Designated heritage assets*, it complies with Cornwall Local Plan Policy 24 and national policy and guidance and seeks to preserve the building or its setting or any features of special architectural or historic interest which it possesses. [Such proposals must be accompanied by a heritage impact assessment which demonstrates that any harmful impact of the development on the significance of the asset and its contribution to the historic character of its setting is adequately mitigated or that an enhancement results].
 - c) In view of potential for prehistoric and mediaeval sub-surface evidence of sites in the Parish, a proportionate archaeological and heritage assessment is accepted, and any subsequent archaeological investigation and heritage impact mitigations are agreed. For mitigation

consideration should be given to the provision of material/resources to Kresen Kernow (County Records Office).

*A list of undesignated heritage assets is included in the Redruth NDP as Appendix 2a & 2c. This list is correct in November 2023, but will not be updated. Therefore information should be checked on the Cornwall Council website through the interactive maps <https://www.cornwall.gov.uk/people-and-communities/use-our-interactive-maps/> , with further information give on www.heritagegateway.org.uk.

Policy H3: Established historic pathways & opeways

Objective: Safeguard and enhance historic and established pathways linking townscape and rural landscapes & the 8 opeways in Redruth Town Centre.

Policy Direction H3: Development will only be supported where it respects and/or contributes to the established historic pathways, linking the town and rural sections of the parish & the 8 opeways in Redruth Town Centre. Listed in Table 9.

Policy H4: Linking Mining assets to the Town Centre

Objective: To deliver an active tourism offer focused on the town’s heritage assets and the WHS.

Policy Direction H4: Proposals to connect Redruth Town Centre to the surrounding existing mineral tramways routes (e.g. Great Flat Lode, Coast to Coast Trail & Tolgus Trail) which would improve the tourism offer and make the trails more accessible to residents, will be supported.

Policy Area: Housing

Policy HS1: Setting the Development Boundary

Objective: The Redruth Development Boundary needs to be agreed.

Policy Direction HS1: This plan designates a development boundary for Redruth as shown in Map 9.

Development inside the boundary will be supported where it meets the requirements of relevant policies in this plan. Rounding off is not permitted outside the development boundary.

Outside the Development Boundary development will not be supported unless it is in accordance with CLP Policy 3 7, 9, or 21 or policy AL1 of the CEDPD.

Policy HS2: Redruth supports HAPPI principle development for Redruth. HAPPI is ‘Housing our Ageing Population Panel for Innovation’ which has been working on proposals since 2009.

Objective: Support HAPPI principles for residential development. HAPPI is ‘Housing our Ageing Population Panel for Innovation’ which has been working on proposals since 2009. Facilitate an appropriate mix of market, social and affordable homes

including the provision of adaptable properties to meet the needs of changing demographics.

Policy Direction HS2: The HAPPI principles are based on 10 key design criteria. Many are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs.

Policy HS3: Affordable Housing Led Schemes

Objective: Facilitate an appropriate mix of market, social and affordable homes including the provision of adaptable properties to meet the needs of changing demographics. A strong focus should be placed on delivering more affordable housing, to enable all potential residents to access housing in Redruth. The needs of single people and households on lower than average incomes will only be met by social rented housing.

Policy Direction HS3: Housing schemes which meet the identified local affordable housing need identified in the 2019 Redruth Housing Needs Assessment or in the Cornwall Council current Housing Needs Assessment for Redruth, will be supported where they are in accordance with Cornwall Council's Local Plan and Affordable Housing Policies and guidance.

Policy HS4: Mixed Development Schemes

Objective: Facilitate an appropriate mix of market, social and affordable homes including the provision of adaptable properties to meet the needs of changing demographics. Develop a good mix of homes in Redruth Parish, to achieve a balanced community.

Policy Direction HS4: The development of mixed tenure schemes (affordable and market housing) will be supported and encouraged where;

- i) it can demonstrate it meets a local need for housing with reference to requirements identified in the 2019 Redruth Housing Needs Assessment or the Cornwall Council most recent at the time, Housing Needs Assessment for Redruth ; and
- ii) Where mixed tenure schemes are delivered in full or in part on brownfield sites, a reduced proportion of affordable housing provision will be supported where justified by evidence of prohibitive abnormal costs (for example, decontamination works).
- iii) Cornwall Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish.
- iv) Any planning application for housing will need to ensure it provides a Habitat Regulation Assessment and suitable mitigation as identified in the Cornwall European sites SPD."

Policy HS5: Conversion of Residential Garages

Policy Direction HS5: Proposals for the conversion of residential garages to habitable rooms in the Parish of Redruth will be supported where there is sufficient alternative onsite parking in accordance with Cornwall Council's parking guidance. Travel Plan and Parking Standards (cornwall.gov.uk)

Policy Area: Town Centre

Policy T1: Town Centre Vision for Redruth

Objective: Redruth Town & World Heritage Site Spatial Vision and Investment Plan 2022, undertaken by Lavingne Lonsdale sets out requirements to improve the town. The plan has considered an analysis of the wider town honing in to focus upon the changing dynamic within the town centre and ‘high street’, with the aim of making it a more engaging, sustainable and vibrant place for people to live, work, entertain and socialise. A place that the local community can be proud of - and one that serves their current and future needs. This needs to be supported and implemented.

Policy Direction T1: Proposals that deliver the objectives of the Redruth Town and World Heritage Site Spatial Vision and Investment Plan will be supported. (Appendix 6).

Policy T2: Primary Retail Frontage

Objective: Primary retail frontage should permit other commercial uses which require customers to visit in person.

Policy Direction T2: We propose the Primary Retail Frontage area should allow other commercial uses including leisure and service uses, which require customers to visit in person. Evening uses should also be considered for permission. Conversion to residential at ground floor street frontage should only be permitted when it can be proven there is no demand for commercial use.

Policy T3: Upper Floors and the rear of Town Centre buildings

Objective: To re-establish a vibrant town centre for the local community and villages on its immediate hinterland – providing a location for independent retailers to flourish

Policy Direction T3: Proposals to convert the upper floors of retail premises in the town centre area will be supported where:-

- separate access to the upper floors is available or can be created.
- where the creation of residential dwellings will not have a negative impact on the viability of existing businesses.

Policy T4: Fairmeadow Retail allocation review

Objective: Fairmeadow allocation in Cornwall Local Plan as a Retail Development site should be reviewed.

Policy Direction T4: FairMeadow Car Park Retail Site allocation in the Cornwall Local Plan should be broadened to permit other development use. A proportion of the site should be retained as a car

park and the rest of the site development permission broadened to permit other appropriate town centre uses.

Policy T5: Redruth Brewery Site re-development

Objective: To deliver the regeneration of the Redruth Brewery site, into a high- quality gateway into the town centre (From the CPIR Towns Framework).

Policy Direction T5 Proposals for the redevelopment of the Redruth Brewery Site will be supported in accordance with a detailed masterplan for the site, which is prepared with input from the Town Council and which addresses the issues set out in paragraph 3.74.

Redruth Employment Sites (outside the Town Centre Boundary) Policies

Policy BE1: Safeguarding and Enhancement of Employment Land

Objective: To protect employment sites E13 Parc Erissey & E14 Krowji as employment sites.

Policy Direction BE1:

1. The existing employment sites E13 Parc Erissey & E14 Krowji are safeguarded in accordance with CLP Policy 5.
2. Sites will only be released if:
 - a) It can be demonstrated that the use of the premises for the existing or another commercial usage is no longer viable.
 - b) The proposed alternative use would provide equal or greater benefits for the local economy and community than its current use.
3. Where any of these sites is no longer required, the mechanism for release in Policy 5 of the Cornwall Local Plan will apply.
4. The redevelopment and/or enhancement of employment uses on existing sites to provide upgraded premises and improved environment will be supported subject to there being no significant detrimental impact on the amenities of adjoining residential areas. Proposals should seek to improve pedestrian/cycle links to adjoining residential areas, pedestrian links to public transport routes, and enhance the usability and safety of existing routes.

Policy BE2: New Business Development

Objectives: To raise the quantity and quality of employment opportunities within CPIR, by providing the land, workspace and infrastructure necessary to enable new and existing businesses to grow; as well as offer an attractive location for businesses to relocate. (An objective for CPIR).

Encourage and support employment that is locally based, sustainable and diverse including health and education.

NDP Policy should support new business development generally, and particularly where it aligns with the aims of the Cornwall Strategic Economic Plan with particular emphasis on the development of brownfield sites, that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

To help tackle deprivation, new business development should aim to deliver higher value jobs by including attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes.

NDP policy should support forms of tourism and rural business diversification which are suitable for location within sensitive biodiversity and landscape areas, subject to criteria to ensure that any adverse impacts are mitigated.

Policy Direction BE2:

1. Proposals for new and expanding businesses which align with the aims of the Cornwall Strategic Economic Plan, Climate Emergency DPD or deliver attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes, will be supported subject to the following criteria:
 - a) It uses Previously Developed Land in preference to greenfield land;
 - b) The proposed use will not have a materially adverse impact on the environment and the amenity of adjoining residential properties in terms of, noise, effluent or fumes it would emit, and the traffic it would generate;
 - c) It includes where possible measures to improve access on foot, cycling or public transport;
 - d) If in a rural area:
 - a. It is located within or adjacent to existing groups of buildings or use previously developed land.
 - b. The scale, form, bulk and general design is appropriate to its location.
 - c. It does not create road hazards that are considered unacceptable by the Highway Authority;
 - d. Where appropriate and feasible, it supports opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.
 - e. Refer to the Farmsteads guidance & preserve any existing stiles and other hedge furniture.
 - e) If a conversion:
 - a. The building is capable of change or conversion without the need for major extension or rebuilding;
 - b. If extension is required the scale, design and use of materials retain the existing character of the building and relate to its surroundings; and
 - c. There is no loss of residential dwellings.
 - d. If a conversion or change of use of a listed building, the proposal is in accordance with CLP strategic policy 24 [Historic Environment] will apply.

Transport Policies

Policy TR1: Improving cycling and walking routes should be the transport priority for the rest of the plan period.

Objective: To improve the vehicular, cycle and pedestrian access to the town centre (From the CPIR Towns Framework). & To improve other key cycle and pedestrian routes around Redruth Parish which will make it easier for everyone to walk or cycle.

Policy Direction TR1: Improving cycling and walking routes should be the transport priority for the rest of the plan period for Redruth, rather than road improvements. Transport improvements in Redruth Parish should prioritise improving walking and cycling infrastructure so that it is easier to travel to destinations safely either on foot or by cycle, rather than investing in roads, other than for maintenance or safety improvements.

Where a disused railway line passes through a development site and has the potential for rail reuse or to form part of Cornwall's walking and cycling green network (or does so at present), developers

will be required to incorporate/deliver the rail/pedestrian/cycle route as part of their application or provide an acceptable alternative that delivers at least equivalent transport and green network benefits.

Policy TR2: Tolgus Trail Phase 2

Objective: Support extending the Tolgus Trail route from the Gold Centre (New Portreath Road) where the phase 1 Trail starts, to Redruth Town Centre.

Policy Direction TR2: Proposals to extend the Tolgus Trail from Redruth Town Centre to the Gold Centre (New Portreath Road) will be supported.

Policy TR3: To make adequate provision for public vehicle charging points.

Policy Direction TR3: Proposals for new public electric vehicle charging facilities in accessible locations will be supported.

Green Infrastructure Policies

Policy GI1: Redruth Neighbourhood Plan supports the CPIR Green Infrastructure Strategy proposals set for Redruth Parish

Objective: To improve the Green Infrastructure of Redruth Parish.

Policy Direction GI1: Redruth Neighbourhood Plan supports the CPIR Green Infrastructure Strategy proposals set for Redruth Parish as follows.

- Supporting the Vision, Principles and local set ambitions and priorities outlined in the document.
- Supporting improved pedestrian and cycle routes to connect key destinations and offer a viable alternative to using the car.
- Parks and Amenity sites prioritised for short term improvement are Victoria Park, East End access improvements & Fairfield Park. Improving Raymond Road Playing Field is a medium-term priority.
- Public Access Sports and Leisure sites prioritised for short term improvement are Clijah Croft AWP (Phase 1) & Strawberry Fields. Improving Clijah Croft AWP (Phase 2) is a medium-term priority. Longer term are Redruth Rugby Club, Mount Ambrose Cricket Club & Redruth Cricket Club.
- Play - Local development contributions allocated for play should be used to upgrade the nearest parks that require improvement in accordance with the current priority list. Where possible, these funds could also be used to improve accessibility to these spaces by improving walking or cycling links. Short term priorities are Wheal Harmony, Treskerby (create new) and Roseland Gardens.
- Youth Provision for short term improvement was the creation of a Skatepark in East End Playing Fields. This was delivered in autumn of 2021. Gwealan Tops Adventure Playground (GTAP) should also be supported.
- Allotments, community orchards or gardens for medium term is the creation of new allotments in St Ambrose. Redruth doesn't currently have any community orchards or gardens. These should be encouraged in any appropriate locations.

- Cemeteries and Churchyards for short term improvement is St Day Cemetery.
- Natural Green spaces for short term improvement are The Paddock and Clijah Croft for tree planting.
- Other priorities are increasing tree planting, increasing biodiversity, properly planning green infrastructure in new development and better utilising small incidental spaces to meet the priorities.

Policy GI2: Safeguard and enhance green spaces within the town settlement boundary.

Policy Direction GI2: A list of green spaces within the town development boundary is shown in table 12. Infill development will only be permitted where there is no loss to the character and amenity of these sites and surrounding area, where the scale and mass of development respects the character of the area & surrounding properties, and where significant features of the historic and natural environment are preserved or, in exceptional circumstances, restored.

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Policy Area: HEALTH

Policy HE1: Ensure the future Health provision is appropriate for the growing population and changing needs.

Policy Direction HE1: Proposals for new or expanded GP facilities in Redruth will be supported where they provide appropriate GP services for the growing Redruth population.

Policy HE2: Provide adequate dentist provision.

Policy Direction HE2: Proposals for new or expanded dental facilities in Redruth will be supported where they provide increased dentist provision in Redruth, particularly NHS dentist provision.