

Redruth Neighbourhood Development Plan Policy Index (V12 of the document). Appendix 1 Draft

The proposed policies included in V12 of the Redruth NDP

Policy Area: Climate Change

Policy CC1: Supporting Cornwall Climate Change DPD

Objective: Future development in Redruth should recognise climate change issues and contribute to solutions that work for all.

Policy Direction1: Redruth Neighbourhood Development Plan supports the policies and guidance set out in Cornwall Council Climate Change DPD and is not setting any separate climate change policies.

The guiding principles of the Cornwall Council Climate Change DPD are: -

- To develop the right things in the right location, supporting sustainable practice, environmental growth, and carbon reduction.
- Develop approaches that recognise the current situation in terms of finances, technology, and skills (including viability), but be forward looking and as adaptable as possible we can be, to reach targets get to where we need to be faster, particularly in terms of investments and practice.

Policies in the Cornwall Council Climate Change DPD have been developed with the following objectives in mind:

- Decarbonising our lifestyles – reducing carbon in our energy use, building methods, travel, and leisure.
- Creating resilient communities and nature.
- Creating environmental growth and the development and reinforcement of natural systems to protect and enhance our environment.
- Rebalancing of the need to travel and how people we move around and work.
- Ensuring the health and wellbeing of our residents.
- Embedding practice and standards around making buildings and places more efficient and reducing use of materials and waste rather than using ‘green gimmicks’.
- Developing a whole system approach.

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 DC1: Existing Cornwall Council Design Code guidance for Redruth is felt to be appropriate for the Parish of Redruth and should be supported and used in the design process.

Existing Cornwall Council Design Guidance which applies to Redruth includes

- The Cornwall Design Guide,
- The Streetscape Design Guide,
- Historical Character Design Guidance is given in the Redruth Cornwall Industrial Settlements Initiative (CISI),

- Redruth Cornwall and Scilly Urban Survey (CSUS),
- WHS Management Plans, (2013-2018) & (2020 – 2025)
- Redruth Town Centre Conservation Area Management Plan
- Plain-an-Gwarry Conservation Management Plan.

Policy DC2: Supporting development of a Redruth Shopfront Design Code

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

Policy DC2: The only new separate design code document requirement identified during this NDP development process is a Redruth Shopfront Design Guide. This Redruth Shopfront Design guide is in development.

The Draft Redruth Shopfront Guide provides a specific guide and sets out the policy framework. Key Shopfront design principles are:-

- Design: should be contextual and respond to the existing architecture and proportions of the building and those around it
- Modern shopfronts: should be of outstanding and innovative design and not detract from the character and appearance of the rest of the building or the wider Conservation Area
- Colour: Traditionally shopfronts were a range of colours but discretion used to avoid overly garish colours
- Materials: Traditional materials such as wood, stone & tile preferred to fit well with existing buildings and backlit, Perspex signs are not appropriate
- Roller shutters : should be internal to allow shop displays and shopfronts to be visible at night
- Awnings: Traditional awnings and sun blinds with integral advertising are encouraged
- Signwriting : Traditional signwriting & typography would be appropriate & encouraged.

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 H1:

1. Development proposals within the World Heritage Site [shown on Map 5] 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.

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 H2:

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.

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 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 H4: Connecting Redruth Town Centre to the surrounding existing mineral tramways routes (e.g. Great Flat Lode, Coast to Coast Trail & Tolgus Trail) would improve the tourism offer and make the trails more accessible to residents.

Policy Area: Housing

Policy HS1: Setting the Development Boundary

Policy HS1: Policy Direction: This Neighbourhood Plan will set the development boundary for Redruth Parish as shown in Map 7. The development boundary supports a brownfield-first approach to new development (wherever practicable), to safeguard areas of the best and most versatile agricultural land.

North Country will remain outside the development boundary in this Neighbourhood Plan.

Connection of the housing development located there to the town centre and other destinations in town should be considered.

Outside the Development Boundary development will not be supported unless it is in accordance with CLP Policy 7, 9, or 21 or is small scale infill within established hamlets and small groups of dwellings that complies with NDP Policy H6

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.

Policy HS2: Policy Direction: 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

Policy HS3: Policy Direction: Housing schemes which meet an identified local affordable housing need will be supported where they are in accordance with Cornwall Council's Local Plan and Affordable Housing Policies and guidance. 2.

All new affordable homes should take steps to comply with the guidance set out within Cornwall Council's Design Guide.

Affordable housing may differ from open market provision where it is demonstrated to meet an identified local need.

Policy HS4: Mixed Development Schemes

Policy HS4: Policy Direction: 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; 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.

Policy HS5: Conversion of Residential Garages

Policy HS5: Policy Direction: Conversion of Residential Garages Where planning permission is required for garage conversion to habitable rooms, proposals will only be supported where they include appropriate replacement on-site parking.

Policy Area: Town Centre

Policy T1: Town Centre Vision for Redruth

Policy T1: The Redruth Town and World Heritage Site Spatial Vision and Investment Plan 2022 produced by Lavingne Lonsdale through the HSHAZ and town vitality should 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 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.

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

Policy T3: Upper Floors and the rear of Town Centre buildings should be encouraged to develop into appropriate housing where feasible.

Policy T4: Fairmeadow Retail allocation review

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

Policy 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 CIPR Towns Framework).

Policy T5: Support the re-development of the remainder of the Redruth Brewery site to provide a re-development which is appropriate & beneficial for Redruth.

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 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

Policy BE2:

1. Proposals for new and expanding businesses which align with the aims of the Cornwall Strategic Economic Plan, Climate Change 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) 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 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 TR2: Extending the Tolgus Trail route to Redruth Town Centre would encourage and enable both residents and tourists to travel to and from Portreath without a car. This route has a number of employment sites along it & connects to Redruth School.

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

Policy TR3: Electric vehicles are increasing in number and take time to charge, so locating charging points in locations where drivers can spend some time at their convenience is important. Providing more public charging locations in suitable locations should be encouraged.

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 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 GI2: A list of green spaces within the town settlement boundary is shown in table 11 below. 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.

Policy Area: HEALTH

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

Policy HE1: Support Leatside Health Centre with their aspirations to acquire operational space in the NHS owned Health Centre on Forthnoweth, in order to be able to provide appropriate GP services for the growing Redruth population.

Policy HE2: Provide adequate dentist provision.

Policy HE2: Support proposal for increased dentist provision in Redruth, particularly NHS dentist provision.