



# **THIS IS A 'CONSULTATION DRAFT' PREPARING FOR ARTICLE 14 CONSULTATION OF THE REDRUTH NEIGHBOURHOOD DEVELOPMENT PLAN.**

The Redruth Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment. It is required to take into account the National Planning Policy Framework (NPPF) 2021 and the adopted Cornwall Local Plan 2016. It must also take into account the advice given in the National Planning Policy Guidance (NPPG).

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## **HOW TO READ THIS NEIGHBOURHOOD PLAN**

Part 1 introduces the Neighbourhood Plan and 'sets the scene' for why it has been produced and the evidence base that backs its proposals.

Part 2 includes the draft vision and objectives of the Plan, setting out how we can harness the Parish's assets and opportunities in order to serve the needs of the local community whilst protecting and enhancing the unique character, biodiversity, history and culture of the area, and tackling the causes and impacts of climate change.

Part 3 covers different theme and topic areas setting out local level planning policies & maps.

Part 4 describes how the Plan will be implemented and monitored.

Part 5 is a 'jargon buster' section to explain some of the 'planner-speak' used in the Plan.

Part 6 acknowledges the efforts put in by the many people and organisations that have been involved in the production of the Plan.

## FOREWORD

This is the 'Consultation Draft preparing for Article 14 Consultation' version of the Redruth Neighbourhood Development Plan Document. It is being published on the NDP website in September 2023.

Pre-submission consultation on the Neighbourhood Development Plan (V13) is planned for Tuesday 7<sup>th</sup> November 23 – 19<sup>th</sup> December 23.

The final document will be submitted to Cornwall Council in 2024.

As this Neighbourhood Plan is effectively being written over halfway through the plan period so some information will be presented to show the starting point in 2010, where Redruth is half-way through (2020) and what Redruth would like to achieve by 2030.

This plan has been developed working with key partners, stakeholders, and the public of Redruth Parish.

It has also been informed through work undertaken by the High Street Heritage Action Zone project (HSHAZ), the 2021/22 Town Vitality Studies & supported by technical studies undertaken by AECOM and awarded through Locality Neighbourhood Planning Support.

### **Redruth Neighbourhood Plan Steering Group**

*This needs to be written for the Article 14 consultation version...*

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Redruth Brewery Workshop 27 <sup>th</sup> July 2020 (AECOM)	Appendix 7	Complete
Redruth Green Spaces within the development boundary	Appendix 8	Complete
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Redruth Action Plan	Appendix 12	tbc
List of current & future projects for Redruth	Appendix 13	tbc
CPIR Green Infrastructure Strategy	Appendix 14	Complete
A Place Brand for Redruth by Hemingway Design	Appendix 15	Complete

# **PART 1:**

**Introduces the  
Neighbourhood Plan  
and ‘sets the scene’ for  
why it has been  
produced and the  
evidence base that  
backs its proposals.**

# **INTRODUCTION**

## **What is a neighbourhood plan?**

1.1 This Neighbourhood Development Plan is an opportunity for the local community have a say in the future of Redruth Parish. The Neighbourhood Development Plan [NDP] process was introduced through the Localism Act 2011. NDPs can only be prepared by local communities, supported by their Town or Parish Councils.

1.2 The Redruth Neighbourhood Development Plan ('NDP', 'Neighbourhood Plan' or 'Plan') is one of the tools we have to take up this task & shape the future of our Parish. It builds on the views of the community and on research undertaken by local volunteers over the last 7 years. It presents a vision for Redruth Parish looking ahead to 2030.

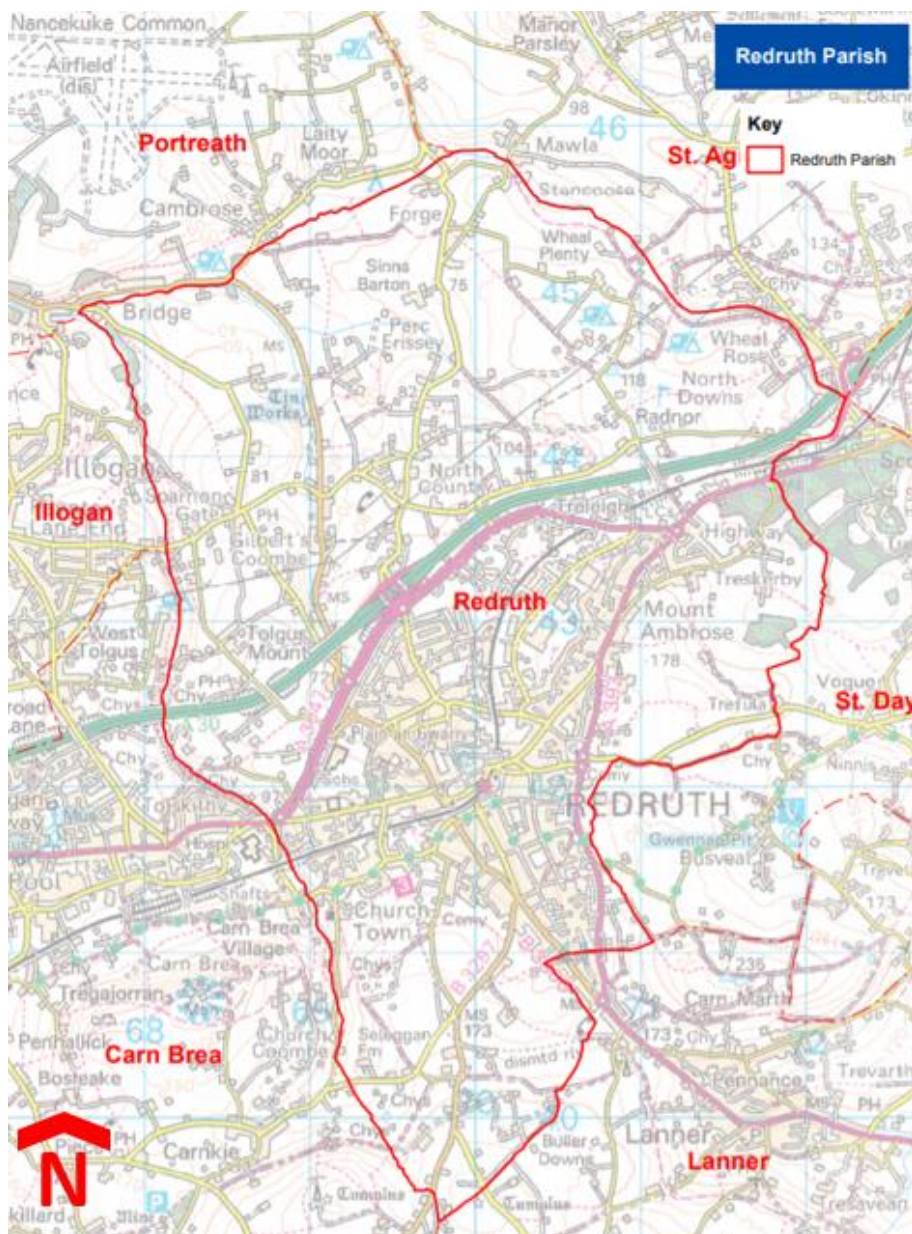
1.3 Neighbourhood Plans work alongside existing legislation and policy by providing the community, developers, council planners and councillors with criteria that must be met, and detail on what the local community has told us they want and expect, when new development is proposed, to ensure that it helps to deliver the shared vision for our area. The NDP must be in general conformity with the National Planning Policy Framework and the Cornwall Local Plan & cannot require less development than set out in the Local Plan or undermine its strategic policies. NDPs must be based on robust but proportionate research and engagement with the local community.

1.4 Every NDP must go through a local referendum. If the community approves the NDP, it becomes a 'material consideration' that Cornwall Council must by law take into account. Once formally in place, the Redruth Neighbourhood Development Plan will become part of the statutory local development plan, and will be used alongside the Cornwall Local Plan and national planning policies to inform decisions on planning applications within the Parish.

1.5 Redruth Town Council is the 'qualifying body' in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination.

1.6 The Neighbourhood Area that this document relates to is shown on **Map 1**. The Area was formally designated in 2016 by Cornwall Council. The boundary for the Neighbourhood Area follows the Redruth Parish Council administrative boundary.





**Map 1: The Redruth NDP area, which is the Redruth Parish Boundary in 2016.**

### **This is a draft neighbourhood plan – your feedback and input is needed**

1.7 This is the ‘Consultation Draft for Article 14 Consultation’ draft of the Redruth Parish Neighbourhood Development Plan. It sets out the draft policies and proposals that the Steering Group, working on behalf of the Town Council, thinks are needed to deal with the issues that have been raised in community engagement and from its analysis of a wide range of evidence. It is published so that the community of Redruth Parish can consider them and respond with comments and ideas for improvement.

1.8 We need to hear what you think is good about the Plan, what you think needs more work and if you think anything is missing. All comments will be reviewed, and this draft will be appropriately updated to ensure it reflects the views of the community and takes proper account of key issues, before it is submitted to Cornwall Council.

1.9 The consultation on this draft Plan will run from **Tuesday 7<sup>th</sup> November – 19<sup>th</sup> December 2023**. To give us your feedback and access the draft Plan please go to our online surveys at: <https://app.gocollaborate.co.uk/cornwall/redruth>.

1.10 You can access the draft Plan, and the associated evidence base at: [http://www.redruth-tc.gov.uk/Neighbourhood\\_Plan\\_3279.aspx](http://www.redruth-tc.gov.uk/Neighbourhood_Plan_3279.aspx) .

1.11 You can see a hard copy of the draft Plan at Redruth Library and Redruth Community Centre, email: [admin@redruth-tc.gov.uk](mailto:admin@redruth-tc.gov.uk)

1.12 You can also give us your feedback by

- Filling in a hard copy of the feedback form available from the library, the Community Centre or the 'drop-in' sessions.
- Attending a public consultation drop-in session which will be advertised on our website, social media & other publicity materials.

1.13 This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed on our website: [http://www.redruth-tc.gov.uk/Neighbourhood\\_Plan\\_3279.aspx](http://www.redruth-tc.gov.uk/Neighbourhood_Plan_3279.aspx).

1.14 A glossary and abbreviations section is included at the back of this document for reference (PART 5).

### **Why prepare a neighbourhood development plan for Redruth parish?**

1.15 Before the Localism Act 2011 created the concept of Neighbourhood Development Plans, the only local government bodies that could produce land-use plans to control development in their areas were district and unitary authorities, such as Cornwall Council. After the Act, that power, subject to certain rules, was also given to local councils, such as Redruth Town Council.

1.16 Creating a Neighbourhood Development Plan is therefore a significant opportunity to develop a shared vision for our area, to shape, direct and help to deliver sustainable development, by influencing local planning decisions.

1.17 Once it has passed through a number of stages required by the Neighbourhood Plan regulations, the Redruth NDP will become part of the formal Development Plan for Cornwall to be used to guide and inform those proposing development, and those who consider and decide upon planning applications within Cornwall Council, and also by Planning Inspectors when dealing with Planning Appeals.

1.18 The planning system in England is based on legislation, planning policy and guidance. Policies are instructions that inform what development can and can't do. National planning policies are set by the government for the whole of England in the National Planning Policy Framework 2021 and by Local Planning Authorities for their local areas (in our case, Cornwall Council in the Cornwall Local Plan). The Neighbourhood Plan gives local people greater ownership of the plans and policies that affect their area. Through the Redruth Neighbourhood Plan, we can set out what we expect from any new development and, importantly, what we want protected and what is deficient and requires enhancement.

### **Getting this far: how has the NDP been prepared to represent the views of local community?**

1.19 This Redruth Neighbourhood Development Plan covers the period of 2010 – 2030. This document is being written in 2023, effectively making it a 7-year plan for developing Redruth Parish for the people.

1.20 Work on this plan started in 2016. Redruth Town Council submitted the application to designate the Parish of Redruth as a Neighbourhood Plan area on 17<sup>th</sup> May 2016. After public consultation, the application was granted on 12<sup>th</sup> July 2016.

1.21 A Neighbourhood Plan Steering Group was formed. This group comprises Parish Council representatives and volunteer members of the local community, all of whom have put many hours work into its production. The preparation of the NDP has been led by the Redruth NDP Steering Group. The steering group has met over 50 times during this NDP journey.

1.22 Members of the NDP Steering group have also been involved with other projects and studies which have fed into this NDP. These other projects and studies are:-

- The Redruth High Street Heritage Action Zone (HSHAZ) project 2020 - 2024 via the board;
- The Town Centre Masterplan undertaken by Lavingne Lonsdale funded by the HSHAZ project;
- The Brand Values work commissioned by the HSHAZ project and delivered by Hemmingway Design in Spring – Autumn 2021;
- The Town Vitality Studies commissioned by Redruth Town Council in 2021, with monies awarded by Cornwall Council to produce the Town Investment Plan, a condition study on 2 buildings on the Brewery site, a feasibility study for a Plen-an-Gwari, a car parking study & a study on Destination Redruth;
- The Local Heritage List Pilot Project. Cornwall Council is part of a national campaign piloting the Cornwall Local Heritage List Project. Cornwall was one of the 22 areas chosen to benefit from an allocation of £1.5 million by the Ministry of Housing, Communities and Local Government (MHCLG) to run the pilot project and Redruth was one of 2 pilot areas to be studied.
- The CPIR Green Infrastructure Strategy, adopted by Cornwall Council in 2021.
- The Local Cycling & Walking Infrastructure Plan (LCWIP). All of the transport information collected through the NDP was provided to the LCWIP for inclusion in that study.
- Climate Change DPD via the consultation responses.

1.23 In 2017 local research company PFA Research were commissioned to carry out an initial survey of residents and businesses about the town, its infrastructure and the community. The key messages which emerged from this 2017 research guided the topics for policy development.

1.24 In 2019, public consultation took place about climate change issues on Land Train Day on 1<sup>st</sup> June 2019, & Murdoch Day on 15<sup>th</sup> June 2019. There were two meetings with Redruth Youth Council, Redruth Chamber of Commerce, meetings with Redruth School, health providers, education services and site meetings at Trengweth, the Brewery & the London Inn in addition to working group meetings. All of this was gathering evidence for the plan.

1.25 A Housing Needs Assessment was completed in 2019 by AECOM, secured through Locality NP support.

1.26 In 2020, three Issues consultation drop-in sessions took place, titled 'The Redruth Conversation' on 18<sup>th</sup> & 25<sup>th</sup> January (10am – 4pm) in Kresen Kernow and Tuesday 18<sup>th</sup> February 2020 (2pm – 7pm) in and Redruth Community centre to discuss draft topic areas with the community and test the Issues consultation questionnaire and materials. The plan at that stage was to roll 'The Redruth Conversation' out to the whole parish in Spring 2020. Then Covid hit and the public consultation work had to stop.

1.27 In 2020 work was undertaken on the Brewery Masterplan through support secured through Locality NP and undertaken by AECOM. The planned 'real-world' stakeholder workshop on 26<sup>th</sup> March 20 had to be cancelled and was eventually replaced by 2 on-line workshops on 16<sup>th</sup> June 20 and 24<sup>th</sup> July 20. A first draft of a masterplan document was produced.

1.28 In 2021 the Redruth Conversation re-opened on 31<sup>st</sup> March 2021 and closed on 30<sup>th</sup> June 2021. The questionnaire and all the support materials were available on-line via the 'Go-Collaborate' platform. There was also a poster display and hard copy versions available at Redruth Library, including questionnaire returns boxes. There was a stall at Redruth Market on 1<sup>st</sup> May (10am – 2pm) and a drop-in session every Tuesday & Thursday morning in May (10am – noon) at Redruth Community Centre. There were also 2 virtual meetings on 11<sup>th</sup> May 7pm – 8pm & Wednesday 26<sup>th</sup> May 6pm – 7pm.

1.29 In 2022 Hemmingway Design & CT Consults, consulted to inform the Brand Values in Spring 2022. Research methods included a public online survey, consultations and conversations with stakeholders, review of material and reports and workshops. The online survey enabled them to reach a real cross section of user groups and received over 770 responses. This provided a robust quantitative data set and perception baseline that was further supplemented by stakeholder engagement and one-to-one conversations. To inform the Town Centre Masterplan & Investment Plan, further stakeholder and community group conversations were carried out by Lavigne Lonsdale

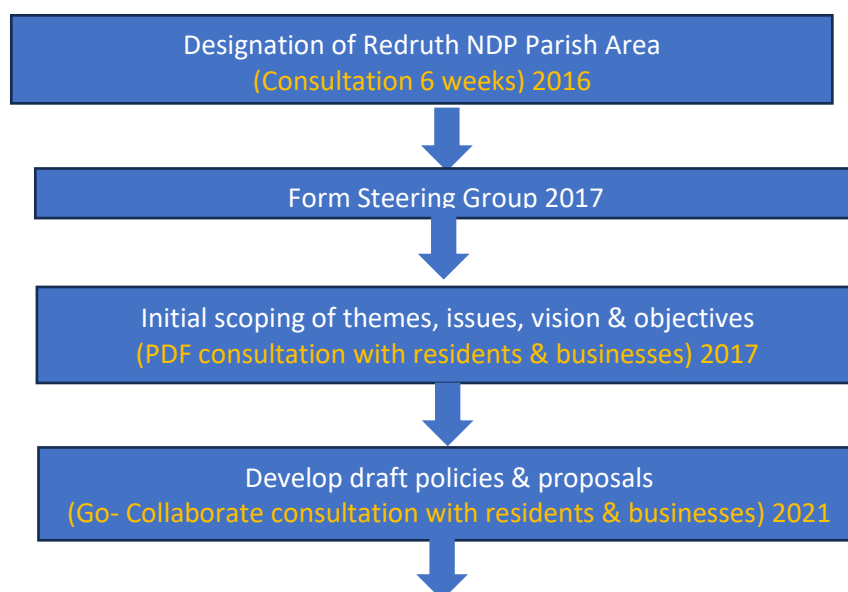
1.30 The journey has been complex, with many unexpected challenges. The climate change agenda has really come into focus, there were several general elections, and the Covid pandemic has massively impacted our lives, but work has progressed.

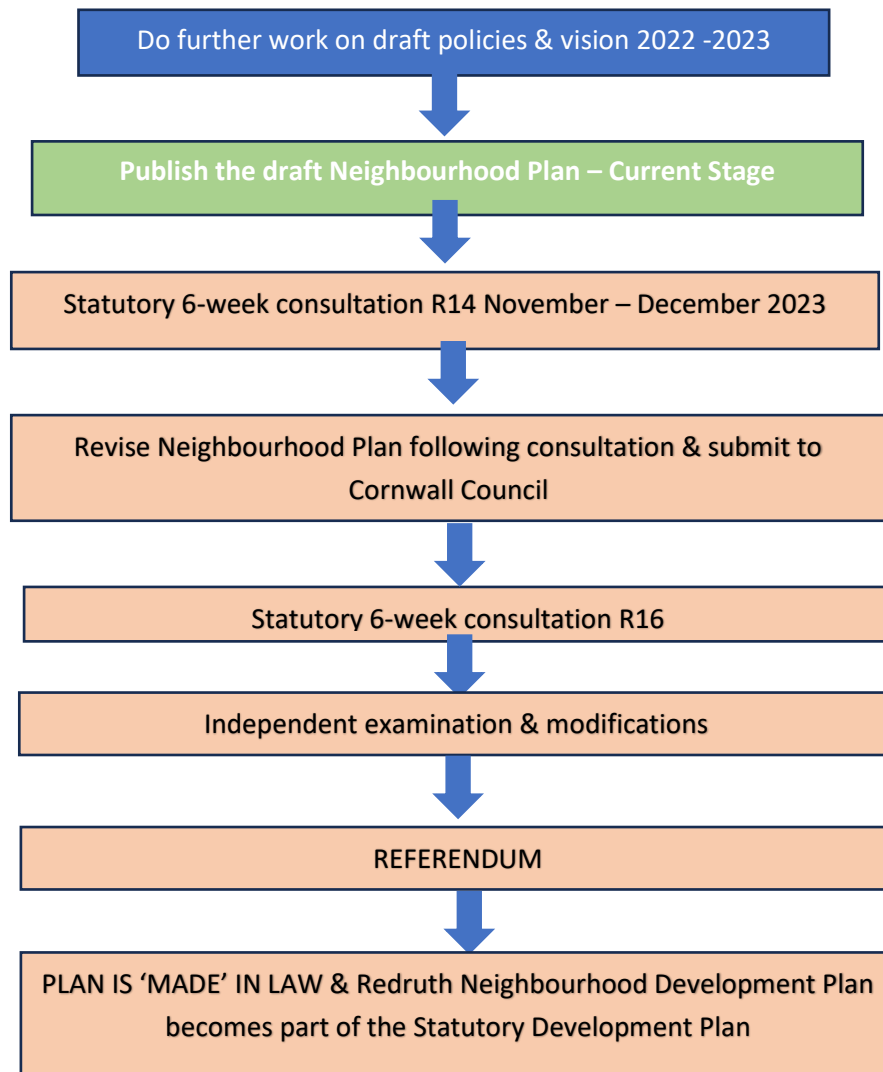
1.31 A Strategic Environmental Assessment and Habitats Regulation Assessment will form part of the evidence base for policy proposals. *This will need re-wording when they are completed.*

1.32 This plan is currently in draft form at V12 & is published on the website in September 2023. We aim to undertake Pre-submission consultation on V13 from 7<sup>th</sup> November 2023 – 19<sup>th</sup> December 2023 and submit the plan for adoption in 2024.

## **Where are we in the NDP process?**

1.33 The NDP must go through a series of stages required by the regulations which are aimed at ensuring that a robust process is followed and that anyone who lives, works or has an interest in the Parish can have a say in the drafting of the Plan. Community consultation is heavily emphasised in the process. We are still at an early stage in the process and this is a draft only, which has been issued for comment and input. The full process is shown **in Figure 1 The NDP process.**





1.34 Any feedback received on this consultation draft Neighbourhood Development Plan will be carefully considered. Changes will be incorporated if required. There will then be a further 6-week pre-submission consultation period on the updated Pre-submission draft document. The document will be amended and then formally submitted to Cornwall Council, which is the local planning authority. At that stage the Neighbourhood Plan will begin to influence how future planning applications in the Plan area are considered.

1.35 If Cornwall Council assess the Plan as being in compliance with the laws and regulations governing Neighbourhood Plan making, it will arrange for the Plan to be assessed by an Independent Examiner to check that it is positively prepared and meets the prescribed ‘Basic Conditions’ which the law sets out for a Plan to be adopted. If the NDP passes its Examination, and Cornwall Council agree with the Examiner, it will be put to a local referendum to say whether the Plan should be used to decide planning applications.

1.36 When the referendum occurs, all registered electors in Redruth will be entitled to vote for or against the Plan. The referendum outcome is decided on a simple majority basis.

1.37 If the Neighbourhood Development Plan is supported in the referendum, Cornwall Council will formally adopt it after which it must, by law be taken into consideration when Planning Officers and Councillors determine future Planning Applications.



## **What is sustainable development?**

1.38 The purpose of the planning system is to contribute towards the achievement of sustainable development. But what is sustainable development? It is defined by the UN General Assembly as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (Resolution 42/187 of the United Nations General Assembly).

1.39 As members of the UN, the UK has agreed to pursue the 17 Global Goals for Sustainable Development’ in the period to 2030. They are as follows:-

- |  |   |
|--|---|
| 1. Poverty                               | 2. Zero Hunger                            |
| 3. Good Health & Wellbeing               | 4. Quality Education                      |
| 5. Gender Equality                       | 6. Clean Water and Sanitation             |
| 7. Affordable and clean energy           | 8. Decent Work & Economic Growth          |
| 9. Industry, Innovation & Infrastructure | 10. Reduced inequalities                  |
| 11. Sustainable cities and communities   | 12. Responsible construction & production |
| 13. Climate Action                       | 14. Life below water                      |
| 15. Life on land                         | 16. Peace justice and strong institutions |
| 17. Partnership for the Goals.           |   |

1.40 These goals address environmental, social progress and economic objectives, which are carried forward in the National Planning Policy Framework and the Cornwall Local Plan. The Redruth NDP links into these UN’s Sustainable Development Goals. In doing so, we can contribute towards delivering and translating the high-level goals of sustainable development into real local level action in our Parish.

## **NDP Sustainability Appraisal** *This will need re-wording after the SEA & HRA.*

1.41 In order to ensure that the plan considers environmental, social and economic issues in planning terms, the Redruth Neighbourhood Plan was screened on an early draft, and it was judged to need a Strategic Environmental Assessment and a Habitats Regulations Assessment. Applications for support with this work were made through Locality and AECOM were appointed to undertake these assessments on this draft of the Redruth NDP.

1.42 AECOM will consider the Redruth NDP Vision, Objectives and Policies against 19 key sustainability objectives shared with the Cornwall Local Plan. These are:

- |                                     |                               |
|-------------------------------------|-------------------------------|
| 1. Climate Factors                  | 2. Waste                      |
| 3. Mineral and Geo-diversity        | 4. Soil                       |
| 5. Air                              | 6. Water                      |
| 7. Biodiversity                     | 8. Landscape                  |
| 9. Maritime                         | 10. Historic Environment      |
| 11. Design                          | 12. Social Inclusion          |
| 13. Crime and Anti-social behaviour | 14. Housing                   |
| 15. Heath, Sport & Recreation       | 16. Economic Development      |
| 17. Education & Skills.             | 18. Transport & Accessibility |
|                                     | 19. Energy                    |

1.43 These Sustainability Appraisals presents a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes of the NDP for Redruth.

1.44 The SEA and HRA will undertaken on this draft of the NDP and will be published alongside the NDP document for Pre-submission consultation.



## **The context for Redruth Neighbourhood Development Plan**

1.45 Redruth NDP is supported by an evidence base which justifies the proposals and policies within the Plan. The evidence base comprises three elements:

- **Element 1:** The National Planning Policy Framework and other national or regional documents related to it and the Cornwall Local Plan, with which the NDP must conform.
- **Element 2:** The physical, factual and statistical data about the area and its community.
- **Element 3:** The views expressed by the community through engagement in the preparation of the Neighbourhood Development Plan.

1.46 This evidence has been analysed carefully and drawn upon behind the policies in the draft neighbourhood plan.

1.47 The following paragraphs summarise this evidence. The detailed evidence material is available on the NDP website at : [http://www.redruth-tc.gov.uk/Neighbourhood\\_Plan\\_3279.aspx](http://www.redruth-tc.gov.uk/Neighbourhood_Plan_3279.aspx)

### **Element 1: NATIONAL PLANNING POLICY FRAMEWORK, THE CORNWALL LOCAL PLAN & CLIMATE CHANGE DPD.**

1.48 **National Planning Policy Framework 2021:** At the heart of the NPPF is the ‘presumption in favour of sustainable development’ identifying three interdependent roles – economic, social and environmental – delivered through the preparation and implementation of Plans. This means that planning strategies such as our Neighbourhood Development Plan must help to deliver sustainable development. This means taking a very careful approach so that we can meet our present day needs while not compromising the needs of future generations. The NPPF sets out sustainable development objectives to which all planning must respond.

1.49 **Sustainability Principles set up in the National Planning Policy Framework 2021**

- **The Economic Objective** is to help build a strong, responsive and competitive economy.
- **The Social Objective** is to support strong, vibrant and healthy communities.
- **The Environmental objective** is to protect and enhance our natural, built and historic environment:-
  - Delivering a sufficient supply of homes
  - Building a strong competitive economy
  - Ensuring the vitality of town centres
  - Promoting healthy and safe communities
  - Promoting sustainable transport
  - Supporting high quality communications infrastructure
  - Making effective use of land
  - Achieving well-designed places
  - Meeting the challenge of climate change, flooding and coastal change
  - Conserving and enhancing the natural environment
  - Conserving and enhancing the historic environment.

1.50 **Cornwall Local Plan 2016.** The strategic policies covering Redruth Parish are contained in the Cornwall Local Plan (CLP). Enabling sustainable development is also the main purpose of the Local Plan which aims to ‘Achieve a leading position in sustainable living’... through ‘a balance of decisions around economic, social and environmental issues’. The Cornwall Local Plan Strategic Policies document interprets the NPPF at a county-wide strategic level, and so is the most important part of the town and country planning context for

the Redruth Neighbourhood Development Plan. Redruth Parish is part of the Camborne, Pool, Illogan, Redruth and Mining Villages Community Network Area (CNA).

#### 1.51 Cornwall Local Plan 2016 – A summary of the 4 themes

- Theme 1: To support the economy.
  - Remove unnecessary barriers to jobs, business and investment and support both new business and the traditional industries of fishing, farming and minerals.
  - Enhance the cultural and tourist offer in Cornwall as a year-round destination for tourism and recreation.
  - Provide and enhance retail provision that adds to economic growth and better economic performance.
- Theme 2: To enable self-sufficient and resilient communities.
  - Meet housing need for everyone in the community, supported by local community facilities.
  - Provide for jobs and deliver homes locally to meet needs, where they can best support the role and function of local communities as well as allow for further change and adaptation.
  - Ensure that infrastructure is provided that will enable development to benefit the local community.
- Theme 3: To promote good health and wellbeing for everyone.
  - Meet local needs for community, cultural, social, retail, health, education, religious, and recreational facilities, to improve quality of life and reduce social exclusion.
  - Promote development that contributes to a healthy and safe population by opportunities for walking and cycling and appropriate levels of open space and the protection and improvement of air quality.
- Theme 4: To make the most of our environment.
  - Make the best use of our resources by:
    - Reducing energy consumption while increasing renewable and low carbon energy production.
    - Maximising the use of previously used land.
    - Supporting local food production.
    - Increasing resilience to climate change
  - Enhance and reinforce local natural, landscape and historic character and distinctiveness and raise the quality of development through:
    - Respecting the distinctive character of Cornwall's diverse landscapes;
    - Maintaining and enhancing an effective network of open space and environmental stewardship for our ecosystems services network for food production, flood control and wildlife.
    - Excellence in design to maintain the distinctive character and quality of Cornwall.

#### 1.52 Cornwall Local Plan 2016 – Objectives for Camborne, Pool, Illogan & Redruth Community Network Area are set as follows:-

- **Objective 1 – Employment** - Enable higher quality employment opportunities by sustaining and enhancing the area's role as one of Cornwall's primary employment hubs.
- **Objective 2 – Housing** - Deliver housing growth that will help facilitate the area's economic aspirations, whilst also delivering much needed affordable housing for local residents.
- **Objective 3 – Retail** - Enhance the community network area's retail offer, providing different but complementary roles for Camborne, Pool and Redruth, strengthening comparison shopping in particular.
- **Objective 4 – Education** - Consolidate and enhance the community network area's education opportunities, including Cornwall College.

- **Objective 5 – Regeneration** - Reduce deprivation and support regeneration and growth through allocation of land for services, provision of infrastructure (including open space and enhanced sports and leisure facilities) and through high quality design.
- **Objective 6 – Transport** - Deliver the highway and sustainable transport infrastructure needed to support the delivery of the area’s regeneration – including the east-west link road and improved access into Redruth town centre.
- **Objective 7 – Contaminated Land** - Continue remediation of the area’s contaminated land, in doing so regenerating underused or derelict sites for housing, leisure and employment uses.
- **Objective 8 – Environment** - For CPIR to be renowned as a destination for cultural and heritage related tourism; in doing so acting as the hub for experiencing the World Heritage Site. Maintain the separate identities of Camborne, Pool, Illogan and Redruth, whilst utilising their collective strength.

1.53 **The Site Allocations Development Plan** is in addition to the Cornwall Local Plan & deals with specific uses for specific sites, with a section which covers Redruth Parish. This gives a vision for ‘Camborne Pool Illogan and Redruth to come together to re-establish itself as Cornwall’s economic powerhouse’.

1.54 For CPIR to achieve this vision there are various strategic aims which include, of relevance to Redruth Parish:

- Continuing the regeneration of CPIR, prioritising the reuse of the area’s derelict and underutilised brownfield land assets
- Raising the quantity and quality of employment opportunities within CPIR, by providing the land, workspace and infrastructure
- Becoming renowned as a destination for cultural and heritage related tourism and the hub for experiencing the World Heritage Site
- Delivering an improved retail / leisure offer
- Providing good quality affordable housing for local residents
- Maintaining the separate identities of Camborne, Pool, Illogan and Redruth, whilst utilising their collective strength

1.55 The DPD goes on to note that the area has ‘many important historic assets, primarily as a result of its mining history and the area represents one of Cornwall’s most significant locations for its World Heritage Site. As a result, the aim is to ensure this history is used as an opportunity to attract more visitors to the area; whilst new development needs to respect these important assets and their setting, whilst making a positive contribution, wherever possible.’

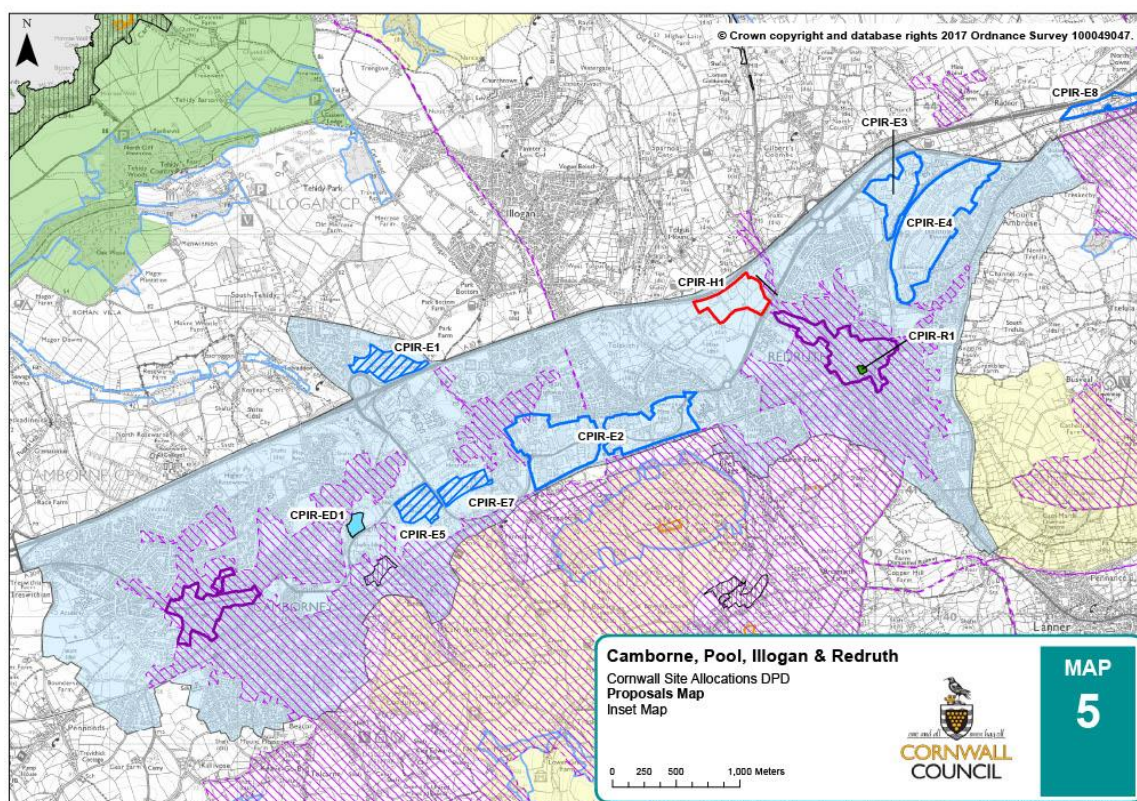
1.56 The DPD notes that Redruth provides a significant amount of CPIR’s existing employment, particularly industrial employment and it is important that this resource is safeguarded and enhanced, where appropriate. Furthermore, the renewal of the town centre is a high priority, which includes the regeneration of underused sites, as well as improving the entrance into the town.

1.57 The DPD makes specific allocations within the Redruth NDP area as shown in **figure 2**.

**Figure 2: CORNWALL LOCAL PLAN SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT ALLOCATIONS WITHIN REDRUTH NDP AREA**

DPD Policy Number	Policy Provision
CPIR – H1 – Tolgus Urban Extension Phase 2.	Site area: 10.6 hectares. Allocation: Approx 280 dwellings and approx. 2,000 sqm of B1a and 1,000 sqm B1c employment space. A residential focused development, that should be

	delivered as a second phase to the permitted development to its south-west (PA12/09717). Approximately 280 dwellings should be delivered on site. At least 25% of the dwellings should be provided as 'accessible homes'; plus some of the dwellings should be specialised housing (including extra care housing).
CPIR – R1 – Fairmeadow Car Park	Site area: 0.3 hectares. Allocation: A1 Retail uses. ) The site should deliver an A1 retail focused development. Other ancillary uses will also be permitted, if it can be demonstrated that it will support the delivery of the retail space on site. The site is within the World Heritage Site and Redruth Conservation Area and is adjacent to a number of listed buildings. As a result the height, massing and design of the proposals must be informed by a Heritage Impact Assessment.
Policy CPIR-E3 Treleigh Industrial Estate	Site area: 12.62 hectares Allocation: Safeguarded for employment uses (B1, B2, B8). Any new development within the sites should be B1, B2, B8 uses; with a focus on B1c, B2 and B8 uses encouraged on Treleigh (CPIR-E3) and Cardrew (CPIR-E4)
Policy CPIR-E4 Cardrew Industrial Estate	Site area: 38.73 hectares Allocation: Safeguarded for employment uses (B1, B2, B8)
Policy CPIR-E8 Radnor Road, Scorrier	Site area: 5.43 hectares Allocation: Safeguarded for employment uses (B1, B2, B8)



**Map 2 Cornwall Site Allocations DPD for Camborne, Pool, Illogan & Redruth**

1.58 Much of the road transportation strategy outlined in the DPD for Redruth has been delivered. This includes the East-West link road connecting Camborne & Redruth to remove commercial and through traffic



from the existing A3047, & the Tolgus Gateway improvements scheme which was successfully awarded Growth Deal funding. The Tolgus Gateway Improvement scheme creates a much better entrance for Redruth & unlocked the potential of the Tolgus Urban Extension, including the allocated site (CPIR-H1). The project provides greater permeability between the site and the rest of Redruth. This route is the primary link into the town, supporting the aspiration for greater legibility for visitors in attracting them to the town centre and its car parks.

1.59 The Green Links element of the transportation strategy is still on-going for delivery. Green Links is defined as 'In line with the Transportation Strategy, the maintenance, upgrade and expansion of the area's green links (i.e. pedestrian and cycle links) forms an important part of the overall strategy for the area. As well as the benefits relating to reduced congestion that were highlighted previously, an improved network will provide an important recreational resource. By connecting the area's heritage assets into the network, this will also support CPIR's economic ambition of promoting a heritage related tourism offer.

1.60 **The Redruth Action Plan Project (RAPP) 2011**, is the Redruth element of The Camborne, Pool, Illogan & Redruth Framework [March 2017] which supports the DPD and sets out a vision and integrated strategy for the future sustainable growth and regeneration of Redruth Brewery Site and the Town Centre.

1.61 **Camborne Pool Illogan and Redruth (CPIR) Green Infrastructure Strategy 2020-2030, published June 2021** was adopted by Cornwall Council in 2021. To support and invest in green infrastructure projects that will benefit residents across the Camborne, Pool, Illogan and Redruth (CPIR) area and beyond, reducing car use, increasing activity levels, fostering community and connecting us all with nature. The delivery of all new Green Infrastructure must align with the policies in the Cornwall Local Plan, particularly Policies 16 (Health and Wellbeing) and policy 25 (Green Infrastructure), and policies in the Climate Emergency DPD

1.62 Green infrastructure is a planned network of multi-functional green spaces and other green features designed, developed and managed to deliver quality of life and environmental benefits to local communities. It includes:

- Green Places – including parks, woodlands, informal open spaces, allotments, street trees, multi-use trails
- Blue places – rivers waterways and lakes
- Post-industrial mining areas.

1.63 The principles of the strategy are:-

- Encourage everyday activity & inter urban connectivity. Have active travel routes to the coast & countryside
- Protect and enhance existing valued green infrastructure & enhance biodiversity.
- Incorporate the historical & create greener more attractive town centre.
- Utilise existing routes and facilities
- Make green space useable. Create useable, multifunctional, multigenerational green spaces
- Maximise economic benefits.

Information relating to Redruth is included in the green infrastructure section of this document.

1.64 **Cornwall Council Climate Change DPD** was formally adopted on 21<sup>st</sup> February 2023. Policies relating to Town Centres, Sustainable Transport & Housing are included in the relevant sections of this document. Policies relevant to all development are noted below in summary form.

1.65 **Policy SEC1 – Sustainable Energy and Construction Development**

Proposals will be required to demonstrate how they have implemented the principles and requirements set out in the policy below.

- **1 The Energy Hierarchy** All proposals should embed the Energy Hierarchy within the design of buildings by prioritising fabric first, orientation and landscaping in order to minimise energy demand for heating, lighting and cooling. All proposals should consider opportunities to provide solar PV and energy storage.
- **2a New Development – Major Non-Residential Development** proposals for major (a floor space of over 1,000m<sup>2</sup>) non-residential development should demonstrate how they achieve BREEAM 'Excellent'.
- **2b - New Development – Residential development proposals** will be required to achieve Net Zero Carbon and submit an 'Energy Statement' that demonstrates how the proposal will achieve:
  - Space heating demand less than 30kWh/m<sup>2</sup> /annum;
  - Total energy consumption less than 40kWh/m<sup>2</sup> /annum; and
  - On-site renewable generation to match the total energy consumption, with a preference for roof-mounted solar PV.Where the use of onsite renewables to match total energy consumption is demonstrated to be not technically feasible (for example with apartments) or economically viable renewable energy generation should be maximised as much as possible; and/or connection to an existing or proposed district energy network; or where this is not possible the residual is offset by a contribution to Cornwall Council's Offset Fund.
- **3 Existing Buildings** - Significant weight will be given to the benefits of development resulting in considerable improvements to the energy efficiency and reduction in carbon emissions in existing buildings. Proposals that help to increase resilience to climate change and secure a sustainable future for historic buildings and other designated and non-designated heritage assets will be supported and encouraged where they:
  - a) conserve (and where appropriate enhance/better reveal) the design, character, appearance and historical significance of the building; or
  - b) facilitate their sensitive re-use where they have fallen into a state of disrepair or dereliction (subject to such a re-use being appropriate to the specific heritage asset).
- **4 Domestic and Non-Residential Renewables** -The Council will seek to support domestic and non-residential renewables such as solar panels where they require planning permission. Proposals should seek to minimise visual impact wherever possible. Proposals affecting heritage assets, including their settings, shall seek to avoid and minimise negative impacts on their significance and conserve the character of historic townscapes, landscapes and seascape.
- **5 Water** - All dwellings (including conversions, reversions and change of use) should achieve an estimated water consumption of no more than 110 litres/person/day through the incorporation of water saving measures where feasible. Development proposals for 50 or more dwellings and non-residential development with a floor space of 1,000 m<sup>2</sup> or more should incorporate water reuse and recycling and rainwater harvesting measures.
- **6 Materials and Waste** - All development proposals should minimise use of materials and creation of waste and promote opportunities for a circular economy through:
  - a) Prioritising the use of previously developed land and buildings, whilst maintaining and enhancing local character and distinctiveness;



- b) Reuse and recycling of appropriate materials that arise through demolition and refurbishment, including the reuse of non-contaminated excavated soil and hardcore within the site;
- c) Prioritise the use of locally sourced and/or sustainable materials and construction techniques that have smaller ecological and carbon footprints;
- d) Using locally distinctive, resilient, low maintenance materials that are appropriate for Cornwall's damp maritime climate, for example locally won materials such as slate and granite (particularly for areas that will be harder to maintain once the building is occupied) as described in the Cornwall Design Guide;
- e) Considering the lifecycle of the development and surrounding area, including how developments can be adapted to meet changing needs and how materials can be recycled at the end of their lifetime;
- f) Providing adequate space to enable and encourage greater levels of recycling. Space requirements for residential developments should follow those outlined in the Cornwall Design Guide.

#### 1.66 **Policy CC3 – Reduction of Flood risk**

Development proposals shall be designed to reduce flood risk to the application site and its surroundings. Proposals should:

1. Use the latest Flood Risk maps approved by the Environment Agency or LPA, including predictions for climate change;
2. Use the latest surface water flood risk map approved by the Environment Agency or LPA to identify and constitute existing flow exceedance routes and demonstrate how these routes are diverted and maintained as part of their Flood Risk Assessments; and
3. Be informed by an assessment of and respond to existing and proposed ground conditions, groundwater conditions and provision of natural flood management features; and
4. Demonstrate how the design of buildings and the surrounding environment (including pavements, highways, parking areas, driveways, gardens, public green spaces, planting and drainage) has been planned to be resilient to the ongoing and predicted impacts of climate change, including the design of road surfaces and drainage systems to cope with more frequent episodes of extreme heat and rain.
5. Proposals for more than 50 dwellings or non-residential structures of 1000 square metres within a Critical Drainage Area should demonstrate Natural Flood Management measures such as land management, tree planting, hedge restoration etc or exceptionally make provision for them offsite.

#### 1.67 **Policy CC4 – Sustainable Drainage System Design**

Sustainable Drainage Systems (SuDS) proposals shall prioritise the use of above non-buried Sustainable Drainage Systems (SuDS), including retrofit SuDS and where feasible within existing town centres, commercial and retail areas, and redevelopment projects and shall be designed to achieve the following criteria:

- 1) maximise the benefits to the sense of place, amenity and biodiversity; and
- 2) reduce the overall level of flood risk on the site and the surrounding areas; and
- 3) provide attractive, biodiverse and non-buried systems; and
- 4) Incorporate SuDS within greenspace, blue and green infrastructure, amenity, and biodiversity schemes to manage surface water flows, improve water quality, educate and improve the wellbeing of communities; and
- 5) where built into public green or open space have sufficient room to provide a safe, naturalised system without the need for fencing or barriers; and
- 6) provide for simple and straightforward maintenance, including the provision of a plan and mechanism for on-going maintenance.

## Element 2: THE PHYSICAL, FACTUAL & STATISTICAL DATA ABOUT THE AREA & ITS COMMUNITY.

### About Redruth Parish - The Redruth Neighbourhood Plan Area

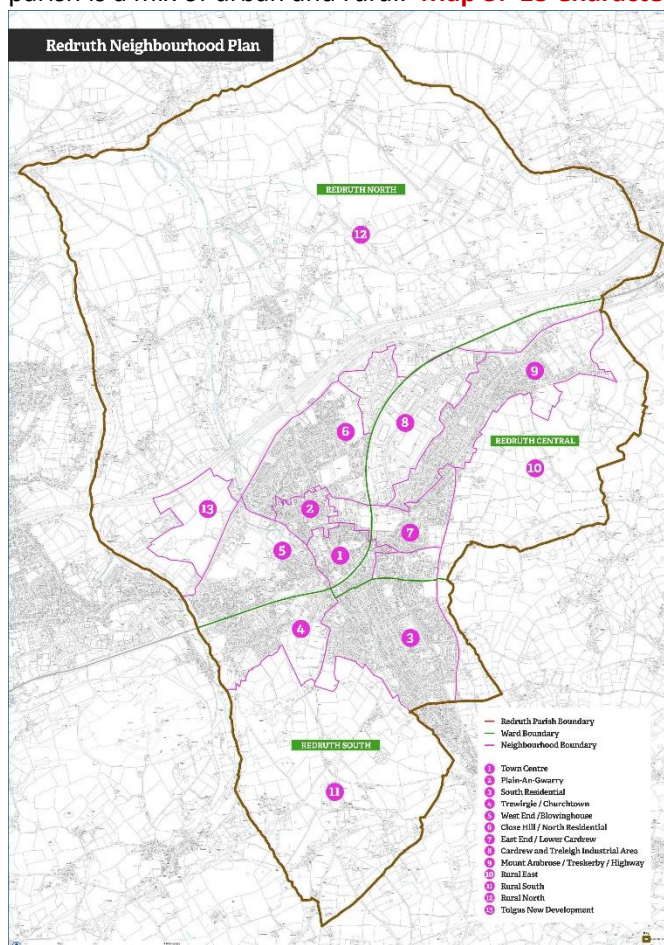
1.68 Redruth Parish is approximately 731 hectares.

1.69 Redruth is located at the eastern end of the forms part of the Camborne, Pool, Illogan and Redruth (CPIR) conurbation, which collectively forms the largest urban settlement with a population of around 60,000 (2020) & is the main urban catchment area for many of the surrounding villages. Given the proximity, the four areas have strong relationships with each other.

1.70 Redruth is only approximately 2-3 miles from the North Coast & Portreath and 8-9 miles from the South Coast and Falmouth.

1.71 Redruth is well connected to the rest of Cornwall & the wider south-west region. The main A30 highway through Cornwall runs through the Parish. The train station, located in the town centre and on the main train line, with regular services connecting to Penzance, Truro, & London & beyond. The bus interchange is located close to the train station with regular daytime services to other Cornwall towns. Some of the other areas of Redruth Parish are not so well served.

1.72 The Redruth Parish has 3 electoral wards, Redruth North, Redruth Central and Redruth South. The parish is a mix of urban and rural. **Map 3: 13 Character areas of Redruth Parish.**



The Heritage working group identified 13 character areas of Redruth, based on Redruth today, & the Cornwall Industrial Settlements Initiative (CISI) Study of Redruth & Plain-an-Gwarry published in 2002.

Area 1 is the **Town Centre**

Area 2 is **Plain-An-Gwarry**, mainly residential

Area 3 is **South Residential**

Area 4 is **Trewirgie & Churchtown**

Area 5 is **West End & Blowinghouse**. This is a mix of residential, the secondary school, Krowji & the Penventon Hotel.

Area 6 is **North Residential**, including Close Hill & Redruth Rugby Club

Area 7 is **East End and Lower Cardrew**, mainly residential.

Area 8 is **Cardrew & Treleigh Industrial Area**

Area 9 is **Mount Ambrose and Treskerby & Highway**, mainly residential.

Area 10 is **Rural East**.

Area 11 is **Rural South**.

Area 12 is **Rural North**, which includes North Country, Gilbert's Coombe & Parc Erissey Industrial Estate.

Area 13 is **Tolgus New Development**, the urban extension area.

1.73 The landscape setting in and around the Parish of Redruth is notable. Redruth Parish is dominated to the south & the south-west by the steeply rising moor lands of Carn Marth and Carn Brea. To the north the land falls away to a mix of agriculture, woodland and mine waste land. Two deeply incised parallel valleys (Tolskithy and Tolgus/ Redruth) run northwards to the sea at Portreath, cutting across the general east-west trend of the landscape. The Tolskithy valley provides an important physical and scenic barrier & the ancient church town of St Euny shelters in this valley below Carn Brea. To the east, Fore Street/ West End follow the main historical cross-country route, as it cuts across the parallel valley, smaller, less deeply cut than Tolskithy, but more important to the communications to the south particularly. The Clinton Road area sits high on a plateau on the side of Carn Marth, with views to the sea & Penwith whilst Plain-an-Gwarry is a more sheltered setting on the edge of a small hill overlooking the Tolgus Valley.

1.74 Redruth's origin is that of a medieval market town, receiving its first market and fairs charters in 1333. It was known as the greatest market town in west Cornwall. A letter from a businessman from London, visiting Redruth in 1778, extols the virtues of the Redruth Market... *'Oh, ye who never knew the joys, try it! Remember Redruth Market, there you can have all in perfection and in no town in the kingdom is there greater abundance or quality'*. In 1897 Redruth Market was still the largest in Cornwall. The market, whilst reduced in size, is still popular and is held regularly on the first Saturday of every month.

1.75 Redruth Parish has a long & proud history. Redruth is a World Heritage Site town. Redruth, as the trading, administrative and financial centre of the mining industry, was once the richest mile in Britain. Whilst mining was taking place all over Cornwall Redruth was the administrative and financial centre of it all. Home to many of the pioneering engineers and inventors, Redruth's development was framed by great families, engineers and entrepreneurs and long-lived mining dynasties. World Heritage Site inscription is a global recognition of the cultural significance of Cornish mining and as such, a prestigious award that brings responsibility in terms of protection as well as the opportunity to promote Redruth to international visitors.

1.76 Redruth Brewery started in 1742 & grew to be the largest in the southwest at one stage.

1.77 Redruth Rugby club formed in 1875 and is the oldest in Cornwall. The passion for Cornish rugby was exported overseas by the Cornish miners and this helped develop the game in Australia, New Zealand and South Africa. Thought to originate from the popular Cornish sport of 'hurling to goal' - the earliest known example from anywhere in the world where the ball must be passed backwards. Local leagues are fiercely fought, and the Hellfire Corner has a real sense of place. Improved connectivity with the town centre is needed.

1.78 Redruth has three Conservation Area's. The Town Centre and the residential area of Plain an Gwarry Conservation areas are completely within the parish & have management plans. Carn Brea Conservation Area is on the western border.

1.79 Altogether the Parish includes **2** Scheduled Ancient Monuments (Wheal Peavor & Tolgus Arsenic Works, **69** Grade 2 Listed Buildings, **2** Grade 2\* Listed Buildings (Church of St Euny, & Sara's Foundry), and several hundred features shown on the Cornwall Historic Environment Record.

1.80 The AONB closest to Redruth is along the North Cornish coastline approximately 5km north-west of Redruth adjacent to the coastal mining port of Portreath, the historic shipping transport hub for Cornwall's mining. The rail lines between Redruth and Portreath now provide leisure cycling and walking routes. Redruth Parish is 1650 hectares in total.

1.81 Areas of Great Landscape Value (AGLV) are locally designated landscapes with a high landscape quality and strong and distinctive characteristics of which there are two, very close to Redruth. The

Carnmarth Area of Great Landscape Value bounds the town to the south-east. The Carnmenellis AGLV covers an extensive area that forms of the granite boss spine of Cornwall cut with rich veins of minerals associated with the Cornish tin and copper mines. 1.5km south-west of Redruth it covers the highly prominent Carn Brea hill that towers over Redruth.

1.82 The extent of landscape, nature conservation and cultural & heritage designations within and surrounding Redruth town illustrates the quality and outstanding value of Redruth's assets. Redruth has a strong relationship with its surrounding granite boss landscape, which forms a stunning backdrop to many of the views across the town. This landscape is bestrewn with mining heritage, wheel engine houses, tram trails, and is rich in wildlife value, however physical foot and cycle connections are poor. 'CARN TO COAST' Stronger coupling to create one destination - Portreath for the beach; Redruth for the town; mineral tramway trails for countryside.

1.83 Geo resources are now an important part of the region's Natural Capital with the opportunity to bring economic development through Clean Growth. Current exploration projects could generate an additional £1 billion GVA over the next 20 years in a world-leading, highly specialist sector. Centred in Cornwall and using the local industrial infrastructure, an ecosystem of geothermal energy, tin, tungsten and lithium exploration, production and refining is underway. The commercial use for lithium in the 21st Century could not be clearer. It is found not only inside smart phones and laptops, but is now vital to the clean energy transition, for the batteries that power electric vehicles and store energy so renewable power can be released steadily and reliably.

1.84 The Arts Scene in Redruth has a long history. Bernard Leach was the most influential studio potter of the 20th century, taught ceramics at Redruth Art School in the 1960s. and was hugely influential in drawing creative talent to the area. KROWJI meaning workshop or shed in Cornish, is the largest creative cluster 'this side of Bristol'. Based in a collection of buildings around the Old Grammar School on the outskirts of town it was set up in 2005 by Creative Kernow, and provides collaborative, vibrant studios and networking and business support to over 200 creatives.

## **About Redruth Parish – the population**

1.85 The Redruth Parish population is estimated to grow by **36%** from 2010 to 2030. In 2010 there were 12,664 people (2011 census), by 2019 LSOA population estimates show that it has grown to 16,684 (an increase of **31%**) & it is expected to grow to 17,220 by 2030, an increase of 36%.

1.86 This population growth is not evenly spread across Redruth Parish. Redruth North is growing and is anticipated to continue growing at more than twice the rate of the other wards, Redruth Central and Redruth South. See Table 1.

**Table 1: Redruth Parish Population figures and estimates by ward, 2010- 2016.**

Note: These figures are not available post 2016.

Year/ Ward	2010	2016	Population change	% change from 2010 figures
<b>Redruth North Population</b> 3 <sup>rd</sup> most deprived Ward in Cornwall, top 10% of UK.	4,376	6,538	+2,162	+49%
<b>Redruth Central Population.</b>	4,154	3,819	-335	-8%
<b>Redruth South Population.</b>	4,134	4,493	+359	+9%
<b>Redruth Parish Total</b>	12,664	14,896	+2,232	+18%
Reference & source	2011 Census	2016 population estimates taken from Cornwall Council website		

1.87 The population split is 49% Male/ 51% female in 2011. The age profile is slightly younger than the Cornwall average, particularly in Redruth North. There are also more over 85's, than the Cornwall average

1.88 Redruth Parish also has deprivation, with Redruth North Ward in the top 10% deprived wards in the Country. **Table 2** gives evidence.

**Table 2: Evidence of Deprivation (2016 figures)**

Criteria	Redruth %	Cornwall %
% of children in out of work households	16%	12.1%
% of children in lone parent households	27.6	23.6
% of children living in poverty	18.8	14.8

1.89 The number of households in 2016 in Redruth Parish was 5,529. Redruth Parish is 731 hectares. This gives a population density (number of persons per hectare) of 16.18. (This is 4 x greater than Camborne & 3 x greater than Pool).

1.90 **Appendix 4 Redruth Town Profile** has summary data on Redruth's 2021 economic profile. Key information is:-

- Employee Annual Earnings - £19,261
- Household income £24,500 (after housing costs)
- House Prices - £182,750
- Vacancies – 142
- Claimant count 550
- Universal Credit – 1460
- Businesses – 505 enterprises, 606 workplaces
- Employees – 6,000
- Broadband download Speed 45.5mbps

1.91 **Appendix 5 Redruth in Numbers** provides data on work, travel to work, housing stock, housing numbers, expenditure, shopping habits and retail floor space. Key population information from Redruth in Numbers is:-

- Top 5 employment sectors in 2018 were
  - Wholesale and retail; repair of motor cycles and vehicles 18%
  - Human health and social work activities 17%
  - Manufacturing 11%
  - Construction 9%
  - Education 9%
- 68% of employees drive to work, another 7% are passengers. 13% walk, 1.5% cycle, 1.5% motorbike, & 5% public transport. 4% work from home. Again all 2018 figures.
- 22% of households don't own a car.

### **Summary results of the Housing Needs Assessment undertaken by AECOM in 2019.**

1.92 Technical support was secured through Locality to do a Housing Needs Assessment in 2019. It was undertaken by AECOM. The full report is available as **Appendix 3**. The four agreed research questions and the summary of the responses are detailed here.

#### **Q1: Quantity: What quantity of housing in the Neighbourhood Area should be planned for over the Plan period?**

- The Housing Needs figure for Redruth for 2010- 2030 is calculated at **1960 dwellings or 98 dwellings per annum for the whole period**. *Note: this figure was calculated using the government methodology. Any future Cornwall Local Plan apportionment may vary this figure.*
- For 2020 to 2030 **another 1038 dwellings** are required or 104 dwellings per year in Redruth Parish.

**Q2: Tenure & Affordable Housing: What Affordable Housing (social housing, affordable rented, shared ownership, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?**

- A strong focus should be placed on **delivering more affordable housing**, to enable all potential residents to access housing in Redruth.
- **Redruth falls within Value Zone 5 where the Council seeks to provide 25% affordable housing with a target tenure mix of 70% affordable rented and 30% intermediate sale or shared ownership.**  
Affordable rented housing is rented housing let by registered providers of social housing (also known as housing associations). Rents charged for these homes are no more than 80% of the local market rent. Homes are let through the Cornwall housing register, Homechoice and so the Council would normally require nomination rights to these properties. Affordable housing to buy covers a range of different products. The full list is defined in national planning policy.

**Q3: Type and size: What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?**

- This HNA has established **the need for affordable homes, housing for older people & housing for specialist needs**, many of which tend to be smaller dwellings. Therefore, it is recommended that one- and two-bedroom dwellings continue to be delivered, within the housing mix in Redruth to enable older households in larger dwellings to downsize if they wish to do so and allowing newly forming households to access housing through smaller and more affordable dwellings.

**Q4: Specialist housing: What provision should be made for specialist housing for elderly and disabled people in the Neighbourhood Area?**

- An overall total of **524 specialist dwellings for older people who require housing with care** is required. There are 190 existing units of specialist housing for older people in Redruth, **so a minimum of 334 new units are required (28% of 2020-2030 target of 1178 dwellings should be housing with care).**
- The number of households falling into potential need for specialist accommodation for disability or health related challenge is **305**— though around half of these have limited needs. **Therefore 305 (26%) of the dwellings to come, must be adaptable for specialist housing.**
- The four most common adaptations required by households containing people with a disability or other health-related challenge are
  - a grab hand-rail (40%),
  - a bath or shower seat (30%),
  - a specialist toilet seat (25%),
  - and a shower to replace a bath (19%).
- It is relatively easy for new housing to be suitable to be adapted in these ways at relatively low cost, and this minimum measure of adaptability across new housing in Redruth would be reasonable given the evidence of a growing population of people with disabilities. **Bungalows can play an important role in meeting the current and future needs of people with accessibility needs.**
- Summary of requirements 2019-2030.
  - 334 units Housing with Care for the elderly**
  - 305 units Specialist housing for disability or health related challenge**
  - 539 units Housing mixed (minimum of 25% affordable)**
  - 1178 units Total requirement 2019 – 2030 for Redruth**



## **About Redruth Parish – 2010 - 2023**

1.93 Redruth is a part rural, part urban Parish. It has an historic town centre which is not in it's prime. 2 supermarkets on the edge of the town centre. Large employment sites, not connected to the town centre which specialise in manufacturing, construction, wholesale and transport, but also contain some businesses which are appropriate for town centre trading.

1.94 There is an absence of high-end professional services.

1.95 There are businesses catering for tourism, but there is not a clear tourism offer.

1.96 In 2005 Krowji first opened in Redruth & has developed and grown to be the largest creative cluster this side of Bristol.

1.97 In 2019 Kresen Kernow opened in Redruth, which homes the world's largest repository of Cornish archives.

1.98 The High Street Heritage Action Zone project (HSHAZ 2020 – 2024) is achieving change in the town centre. The current regeneration of the Buttermarket, which is one of the main projects, will be a real catalyst for renewal. Redruth Revival aims to bring the Buttermarket "into the 21st century" by creating an economically thriving, cultural and community hub in the heart of the town, creating employment space for 25 businesses with new jobs and apprenticeships created in the process. It is due to open in 2024.

1.99 Compared with other towns in Cornwall, Redruth has high levels of town centre/ retail vacancies (2020 data). With its quirky, creative shops and independent spirit there is a need to provide a vibrant town centre, supported by good Wifi and structured governance, to enable independent retailers to flourish.

1.100 With a new generation coming through who have a genuine desire to repurpose, shop locally and live in a sustainable way, the green agenda is also high on Redruth's agenda.

1.101 Cornish Language, Literature & music is experiencing a revival of interest. The Cornish were granted national minority status by the UK Government on 24 April 2014. The Cornish language itself is a profoundly important element of living in Cornwall, and local poets, performers and writers are constant reminders of it.

1.102 Redruth is at the heart of this revival, including the festival Lowender relocating to the town in 2022 and staying in 2023. It is also home to many language artists including: The Writers' Block – a unique creative writing hub who bring Cornish story, poetry and song to festivals, events, schools, and hilltops across Cornwall. It is also home to Golden Tree Productions who created the Man Engine (Britain's largest mechanical puppet) in 2016 for the 10 year WHS celebrations, and started HellfireKernow in 2022 Unique performances and productions, deeply rooted in Cornish heritage, creativity and the Cornish language and also deliver free Cornish lessons to schools.

1.103 In 2023 a book festival took place in the spring, Retell Retail a shopping Week revival is happening in October along with Flamm, a new contemporary creative event.

1.104 There are 4 primary schools, 1 secondary school teaching to age 16 and 1 specialist school within the Parish.

1.105 The 2 GP surgeries, Manor Surgery and Clinton Road surgery have merged to form 1 surgery known as Leatside Surgery.

1.106 There is a real need for 'Homes for Local People to buy or rent', which is the required definition for Affordable Housing.

1.107 The rise of Air BNB is having an impact on the local housing market. A map search of an approximate area of Redruth Parish brings up around 300 listings on Airbnb.

1.109 Fiercely proud with strong sense of community, Redruth is also home.



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## Element 3: THE VIEWS EXPRESSED BY THE COMMUNITY THROUGH ENGAGEMENT IN THE PREPARATION OF THE NEIGHBOURHOOD DEVELOPMENT PLAN

### Community Engagement

1.110 **In 2017 the PFA Residents Survey took place.** 488 interviews & questionnaires. Focus groups were also held. More females to males responded (59% vs 51%) & there is a 95% confidence level i.e. (+/- 4.7%).

- One in five said (20%) one member of the household had a long-standing illness.
- Half have total household income under £25K.
- 64% were house owners/ 23% private rental property / 15% in social rent property.
- 65% had one person in work/ 30% had one person retired.
- Of those looking for property 58% wanted property to buy, 38% wanted property to rent privately & 15% looking for social rent.

1.111 **The key messages which emerged from this 2017 research, & guided developing policies were:**

- Recognising the town centre as a “jewel in the crown” and its potential as a viable commercial centre.
- Developing new housing centres in sympathy with Redruth’s heritage.
- Ensuring walkways network the town and residential areas.
- Enabling congestion-free traffic.
- Integrated public transport systems.
- Development that is inclusive, working for all.
- Half of respondents (49%) anticipate some form of difficulties accessing healthcare services in the future. Of greatest concern is a lack of capacity or provision from NHS services, and generally a lack of available or suitable appointments.
- Redruth residents are concerned that basic infrastructure and services must be invested in at the same time as any new and large housing developments.
- Participants were asked to consider whether their current housing arrangement is suitable for their family needs and whether that was likely to change in the future. In most cases (53%), families are outgrowing their existing space and need to upscale or find separate property for one or more adult members. 57% of those in ‘insufficient’ properties (or about 10% of all participants in the survey) are actively looking for new property now. People are mostly (58%) looking for property to buy although 38% require private rent and 15% social rent. Properties of all sizes and configuration are required or considered, from flats (an apartment) through to larger 5+ bedroom houses.
- 38% of those looking for property are resigned to moving out of Redruth if they are unable to find the property they need.
- Redruth people recognize their town as having character and believe it values and promotes its heritage. More agree than not that Redruth is positively and distinctly different from other Cornish towns and that the town is not overdeveloped. Of most concern, however, is that new building work and developments should be sympathetic to Redruth’s history.
- Through its development, however, residents would not like to significant expansion to the town and area (36%), with characterless (social) housing estates (24%). Importantly, greenfield sites and nature areas must be preserved (13%).

1.112 Participants within the focus group developed the issues emerging through the survey even further:

- Housing – providing open spaces, preserve parks, environmentally advanced, good build quality, all types are needed (low-end/cost and high-end).
- Integrated communities – encourage town centre living, repurpose existing (unused/run-down) buildings and spaces, develop supported living.
- Transport – Improve traffic flows, connect with public transport.
- Town centre – relook at how it works, encourage mix of independent and chains, connect with other areas, public toilets to demonstrate commitment to tourism and resident businesses.
- Heritage – preserve and lever Redruth’s special offer, with sympathetic development.
- Supporting infrastructure and services – ensure significant volumes of new build is matched by investment in infrastructure and public services (schools, healthcare, travel).

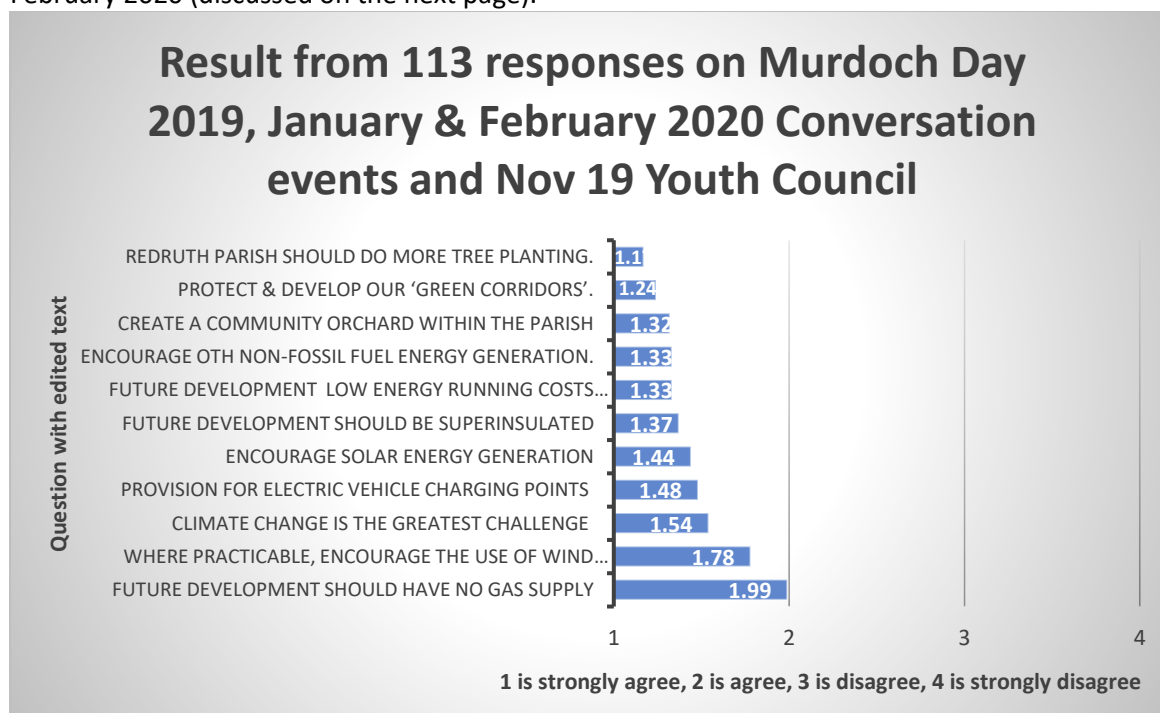
Residents can see a bright future for Redruth, that is has an opportunity to set a vision and promote itself in ways that other towns will find more difficult.

1.113 Participants were asked what about Redruth was important to preserve for its children’s future. Many cited Redruth’s heritage and historical assets as something special, cited by 34%, followed by ‘public services’ (19%) and “community spirit” (13%).

1.114 **In 2019, public consultation took place about climate change issues** on Land Train Day on 1<sup>st</sup> June 2019, & Murdoch Day on 15<sup>th</sup> June 2019. There were two meetings with Redruth Youth Council, Redruth Chamber of Commerce, meetings with Redruth School, health providers, education services and site meetings at Trengweath, the Brewery & the London Inn in addition to working group meetings. All of this was gathering evidence for the plan.

1.115 Back in 2019, as Cornwall Local Plan did not contain policies on Climate change & DPD work had not yet started, Redruth Neighbourhood Plan wished to ask our community for their views. 13 climate change questions were asked at Murdoch Day in 2019, at November 2019 Youth Council meeting.

1.116 The Climate change questions were also asked at Redruth Conversation Events in January and February 2020 (discussed on the next page).



**Table 3: Results of Redruth Neighbourhood Plan Climate Change consultation in 2019 & 2020**

113 questionnaires were completed. All the climate change questions were supported. A summary of the results is shown in the **table 3**. The table is ordered to show strongest supported issue first.

1.117 In 2019 Cornwall Council, declared a Climate Emergency. As part of the response, started work on the Climate Change DPD. Redruth Neighbourhood Plan opted to work with this emerging Climate Change DPD and has responded to the Climate Change DPD consultations throughout it's development process.

### **Issues Consultation (January 2020 – Feb 2020)**

1.118 The Redruth Conversation was started in January 2020. The aim was to hold a series of public events and attend existing community meetings to discuss the developing Redruth Neighbourhood and refine the questionnaire and consultation materials before creating the on-line option.



Three workshops took place in Kresen Kernow and Redruth Community Centre to test the questionnaire and the support materials.

Three advertised public events were.

**Saturday 18<sup>th</sup> January 2020** at Kresen Kernow 10am -4pm in partnership with Redruth Town Council

**Saturday 25<sup>th</sup> January 2020** at Kresen Kernow 10am -4pm in partnership with Redruth Town Council

**Tuesday 18<sup>th</sup> February 2020** at Redruth Community Centre 2pm – 7pm in partnership with Treveth and Tolgus phase 1.

*The January 2020 promotional poster*



*Kresen Kernow consultation event January 2020 photos*

Due to the CoVID epidemic, work was suspended in March 2020.

### **1.119 Results of the January & February 2020 Redruth Conversation**

37 questionnaires were completed. 32 respondents lived within Redruth Parish, 4 lived just outside the Redruth Parish and 1 respondent did not say. 2 respondents were under 18., 5 were between 18 and 40, 13 were between 40 and 65, 14 were over 65,3 did not state their age.

Changes to the tested questions and support materials going forward.

- Removed question on bus shelters.

- Removed the taxi rank question. The taxi drivers themselves should be asked about taxi rank spaces. It is an operational issue and not an issue for the Neighbourhood Plan.
- Removed the question about vehicle speeding problems. It is a low priority to date, & will require a lot of in-depth work outside the scope of the NDP to create meaningful policy.
- Add a general question about Employment sites for protection.
- Including photographs of sites on the support materials. This would help with site ID as not everyone is great with maps.
- Explain any technical terms and implications of those terms with notes on the question itself as well as on any reference materials e.g. Town Centre Boundary, Primary Retail frontage, settlement boundary.
- No more questions on climate change issues – work with the Cornwall Council climate change consultation process.
- From this point forward it was also agreed to let the Redruth HSHAZ project lead on the Town Centre work for Redruth.

1.120 **In 2020** work was also undertaken on the Brewery Masterplan through support secured through Locality NP and undertaken by AECOM. The planned 'real-world' stakeholder workshop on 26th March 20 had to be cancelled and was eventually replaced by 2 on-line stakeholder workshops on 16<sup>th</sup> June 20 and 24<sup>th</sup> July 20. A first draft of a masterplan document was produced.

1.121 **In 2021** it became apparent we would need to move the focus to on-line, so we worked with a team from Falmouth University called 'Go-Collaborate' (<https://www.gocollaborate.co.uk/work>) to develop a bespoke on-line consultation platform which enabled working with maps & consultation materials required in order to answer the questions for the Issues Consultation.



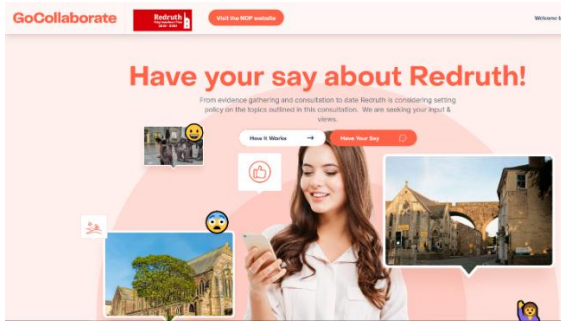
*The poster*

On **29<sup>th</sup> March 21 – 30<sup>th</sup> June 21** the Go Collaborate On—line platform went live.

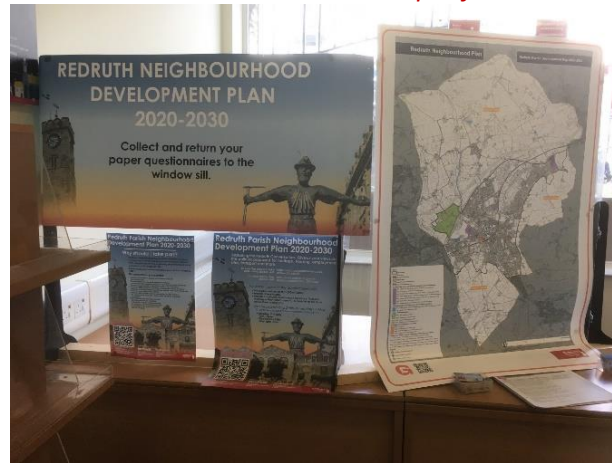
We supported this on-line consultation with the following 'real world' & interactive activities:-

- **1<sup>st</sup> May 21 at Redruth Market 10am -2pm**
  - **May and June in Redruth Community Centre meeting room 3.** The room was set up with a display of the support materials with paper copies of the questionnaires available. A member of the steering group was available every Tuesday and Thursday morning from 10am – noon. Only 1 person or a related group was allowed in at a time to comply with CoVID restrictions.
  - **May and June Redruth Library** had displays about Redruth Neighbourhood Plan and paper copies of the questionnaire were available to complete and return.
  - **2 team's meetings on 11<sup>th</sup> May 21 7pm – 8pm & 26<sup>th</sup> May 21 6pm – 7pm** for the public to discuss the plan with the steering group. Attendees were encouraged to complete the questionnaire either on-line or in paper form.
  - **Redruth Youth Council** was attended on 15<sup>th</sup> July 2021 and attendees completed paper copies of the questionnaire.
- Consultation was promoted on Facebook, with posters around town, business cards and displays.





*The On-line platform*



*One of the displays in the library*



*Part of the Community Centre Display*



*The May 21 Market Stall*

### 1.122 **Results of the March – June 2021 Redruth Conversation**

Respondents were asked 35 questions on draft policy proposals. 155 completed questionnaires were completed. Summary results are given here by topic, including comment on how the results were interpreted.

1.123 **Town Vision & Strapline:** The proposed Vision for Redruth for the next 10 years is: ***'To put the heart back into Redruth and make the place 'a real market town for the 21<sup>st</sup> century which is relevant and connected to the wider community served'***. This vision was supported by 93% of respondents. However, it also generated a lot of comments relating to how Covid & climate change had changed things. The strapline Redruth was using ***'Heart of Cornish Mining'*** was only supported by 51% of respondents, mainly as it was felt to look backwards, with 20% disagreeing. From these results it was agreed to commission town visioning work through the town vitality funding.

1.124 **Climate Change:** We asked if the community supported Redruth Neighbourhood Plan working with Cornwall Climate Change DPD and not setting any separate policies. 88% of respondents supported this approach. Many of those who thought differently wanted Redruth to do more, which can be achieved through the action plan related to the declared Climate Emergency by Redruth Town Council in 2021. This is the policy direction.

1.125 **Design Code:** We asked if the community supported Redruth Neighbourhood Plan working with Cornwall Council existing design code guidance and not setting any separate policies. 55% agreed, 35% were undecided & 10% disagreed. Some of the disagreement came from the word 'adequate' being used in the question, rather than opposing the proposal, so this is the proposed policy direction.

1.126 **Green Infrastructure:** We asked if the community supported Redruth Neighbourhood Plan working with Cornwall Council Green Infrastructure strategy for CPIR and not setting any separate policies for Redruth. 75% agreed, 5% were undecided & 19% disagreed. There are a few specific policy questions relating to green infrastructure in other topics, but part from those, this is the proposed policy direction.

1.127 **Heritage:** We asked the community 5 questions relating to the historic environment and heritage assets proposed policy directions as follows:-

- We asked should Redruth have a policy to safeguard and conserve the historic environment and heritage assets? 90% agreed, 8% were undecided & 2% disagreed.
- We asked people to review the draft local assets for protection list and say whether they agreed with it & to make any suggestions. 67% agreed, 26% were undecided & 7% disagreed. Some suggestions were made. This draft list was incorporated into The Cornwall Local Heritage List Pilot Project funded by the Ministry of Housing, Communities and Local Government (MHCLG).
- We asked should Redruth have a policy to ensure that building works and new developments are sympathetic to Redruth's history? 88% agreed, 6% were undecided & 6% disagreed.
- We asked should Redruth have a policy to safeguard and enhance green spaces within the town Development Boundary? 95% agreed, 3% were undecided & 2% disagreed.
- We asked should Redruth have a policy to safeguard and enhance historic & established pathways linking townscape and rural landscapes? 97% agreed, & 3% were undecided. Nobody disagreed.

Support was shown for all 5 of the proposed policy directions.

1.128 **Tourism:** We asked the community if they agreed that connecting Redruth Town Centre to the surrounding existing mineral tramway routes (eg Coast to Coast trail, Great Flat Lode) would improve the tourism offer and make the trails more accessible to residents. 87% of respondents supported this policy, 5% were undecided and 8% disagreed.

1.129 **GP Provision:** This consultation contained 2 questions relating to future GP provision, which were in line with consultation the surgeries were undertaking directly. Many verbal comments were made relating to concerns about adequate GP provision locally, particularly with the rising population numbers.

1.130 The 2 questions were about the merger of Manor and Clinton Road surgeries to form one surgery. Members of the NP steering group had met with the GP surgeries and the PCT and understood that the only way to ensure continuity of service and adequate GP provision for the expanding population was to merge the surgeries and expand from one location. The questions were about 8 priorities for improvements going forward. The top 3 priorities from our consultation work were:-

- More joined up services so that people with long term or complex health problems are being treated by a team that work closely together to provide personalised care (50%)
- More locally provided specialist or out-patient service to reduce the need to travel to the Royal Cornwall Hospital. (42%)
- Improved primary care mental health services including counselling & psychological therapy. (36%)

These questions were also asked directly by the surgeries. Our results were given to surgeries and included in the overall results.

**1.131 Education:** We asked respondents if they agreed that there was enough nursery, infant, junior and secondary school spaces for Redruth residents aged 9 months – 16 years old. 33% agreed, 50% were undecided and 16% disagreed. There is some general concern about levels of provision with housing numbers, but nothing specific.

**1.132 Transport:** We asked 6 questions on transport.

We asked respondents if Improving cycling and walking routes should be the transport priority for the next 10 years for Redruth, rather than road improvements. 67% of respondents supported this policy, 15% were undecided and 18% disagreed.

**1.133** This consultation also asked respondents to identify any areas of pavement and cycleway that if improved would increase their likelihood of walking and cycling, rather than using the car. 65% of respondents answered this question.

**Table 4 shows the locations for pavement & cycleway improvement that get more than one mention.**

Location	Number of comments
Drump Road	11
Falmouth Road	8
East End	7
West End/Chapel Street/Fore Street/ Penryn Street Junction	4
Buckett's Hill	3
Close Hill	3
Green Lane	3
School Lane	3
A3047	2
Chapel Street	2
Church Lane	2
Clinton Road	2
New Portreath Road	2
Penventon Hotel	2
West end	2

The following locations all get one mention Blowinghouse Hill, Bond Street, Brewery leats (adjacent to Tesco), Cardrew Railway footbridge, Fore Street (Flower Pot Car Park), Jon Davey Drive, North Street, Old Portreath Road, Penryn Street, Plain-an-Gwarry, Raymond Road, Southgate Street, St Day Road, Tolgus Hill, Trevingey Road, Trewirgie Hill & Trewirgie Road.

**1.134** We asked if they supported extending the Tolgus Trail route from the Gold Centre (New Portreath Road) to Redruth Town Centre. 80% of respondents supported this policy, 10% were undecided & only 10% were non supportive.

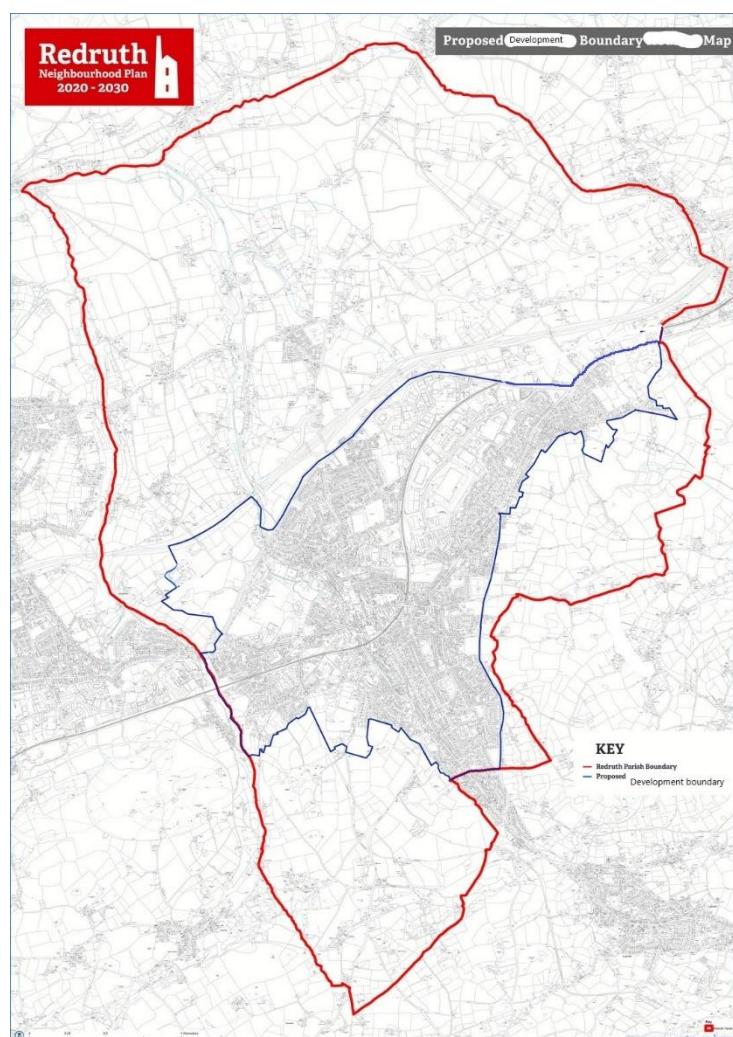
**1.135** We asked if they supported prioritising providing electric vehicle charging points in Redruth. (In 2021, Redruth Parish only had 3 electric charging points). 63% respondents agreed and 29% were undecided. Although the level of support is not as high as for other policy topics, because this is the future 'fuel' for vehicles it must be planned for.

1.136 We asked whether Fairmeadow Car Par should be retained as a car park either in full or in part and not allocated as a Retail Development site as per the Cornwall Local Plan. The reasoning given was that the Neighbourhood Plan team felt it should be retained as a car park, at least in part, due to the proposed Buttermarket redevelopment, the change in retail behaviour and it being the only car park on the south of Redruth. 73% of respondents agreed, 14% disagreed and 13% were undecided.

1.137 We asked if we should have a parking policy recommending that all new housing development outside the town centre provide more off-street parking than the Cornwall Standards. 75% of respondents agreed, 7% disagreed & 18% were undecided. We also asked about existing parking problems in residential streets. 81 comments were received.

1.138 All of the transport information was provided to the LCWIP for inclusion in that study.

1.139 **Housing:** We asked 6 questions about housing.



As Redruth does not currently have a publicly agreed development boundary, the proposed Development Boundary line was presented & 3 questions were posed. **Map 5 shows the proposed Development Boundary V1**

50% of respondents agreed with the proposed line, 24% disagreed and 26% were undecided. 82 comments and suggested amendments were received and subsequently reviewed by the NDP team. 10 comments related to the Urban Extension Area, 2 comments were outside the Parish, so these were not deemed actionable. 2 areas of the development boundary were proposed to be amended and will go forward for further consultation. Full review of the comments is in the **Statement of Community Involvement Appendix 11**

1.140 The third question on the development boundary asked in North Country should be included within the boundary line. 24% of respondents said yes, 44% said no and 32% were undecided. It therefore won't be included in the development boundary line at this time, but connection of the housing development located there in North Country to the town centre and other destinations in town should

be considered.

1.141 Respondents were asked should we have a policy preventing existing gardens being over - developed into new properties. 66% agreed, 19% disagreed and 15% were undecided.

1.142 Respondents were asked if we should have a policy supporting HAPPI principle development for Redruth? 69% agreed, 5% disagreed and 26% were undecided. HAPPI is 'Housing our Ageing Population



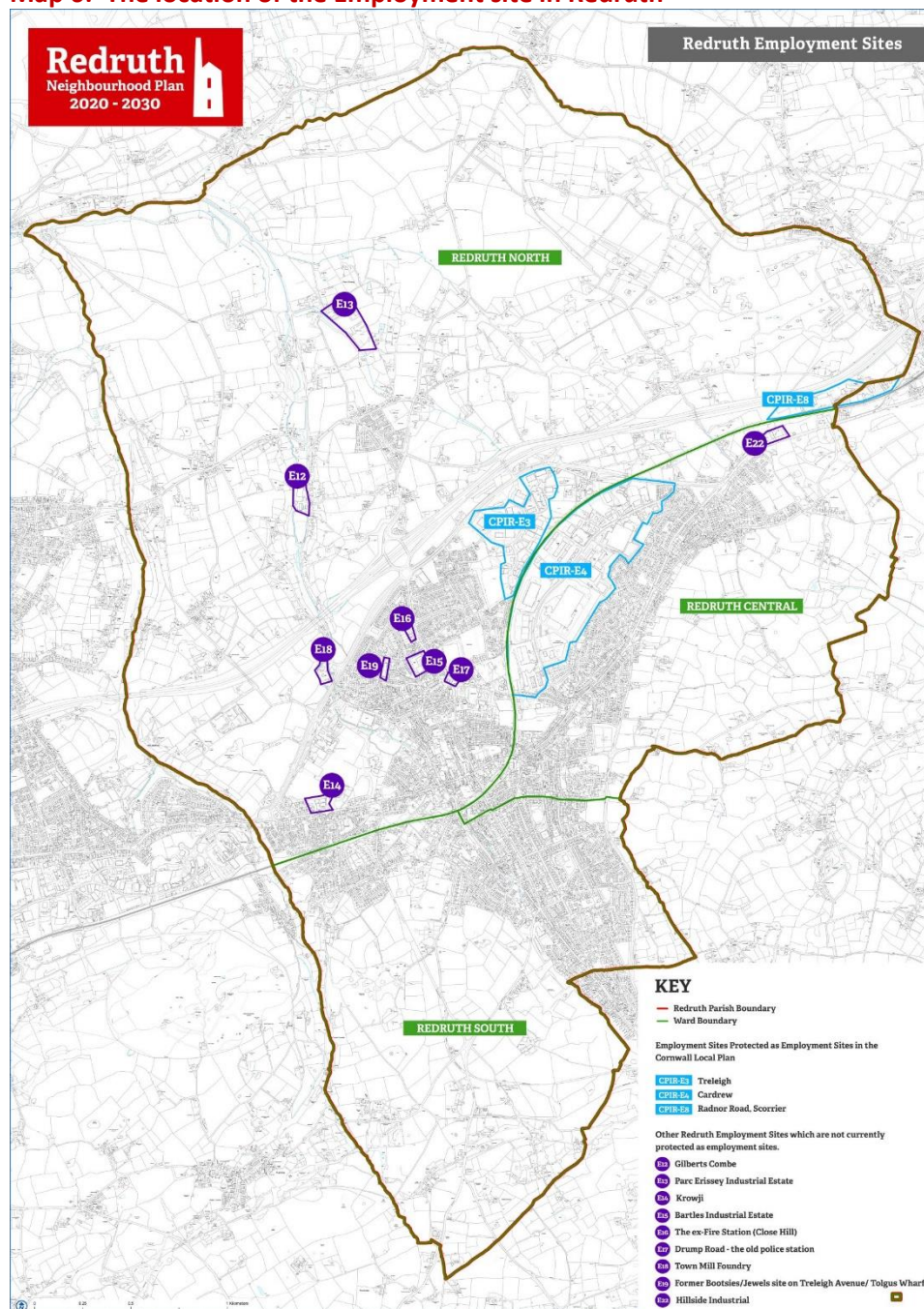
Panel for Innovation’ which has been working on proposals since 2009. The HAPPI principles are based on 10 key design criteria with relevance to the spectrum of older persons’ housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs.

1.143 Respondents were asked if we should have a policy to encourage self-build housing in Redruth. 46% of respondents agreed, 16% disagreed and 38% were undecided. It was therefore decided not to include this policy.

#### 1.144 Redruth Employment Sites (outside the Town Centre Boundary)

We asked respondents 2 questions on employment sites outside the Town Centre. Redruth has 9 employment sites which are not protected through the Cornwall Local Plan. We asked the community about 8 of these sites.

**Map 6: The location of the Employment site in Redruth**



The first of these questions asked respondents whether employment sites not mentioned in the Cornwall Local Plan (outside the Town Centre) should be protected Employment sites.

46% respondents supported this policy, 42% were undecided and 12% disagreed.

We then asked respondents about the individual employment sites & if each one should be protected as an employment sites for the next 10 years. Results are shown in table 4 below.

As support for some of the sites was low, they will not be included in the policy to protect the sites. Only Parc Erissey and Krowji are proposed for inclusion in the policy.

Site No	Name of the site	% of respondents supporting protection of the employment site
E12	Gilberts Combe	28%
E13	Parc Erissey Industrial Estate	41%
E14	Krowji	63%
E16	The ex-fire station – Close Hill	23%
E17	Drump Road – the ex- Police Station ( <u>Trecarrel</u> )	22%
E18	Town Mill Foundry	30%
E19	Former Bootsies/ Jewels site on Treleigh Avenue Redruth	25%
E22	Hillside Industrial	31%

**Table 5: Results of consultation on protecting individual employment sites.**

1.145 **Working from home** 2 questions were included in the consultation. The first asked if improved Broadband performance was the most important issue for a better homeworking productivity for you? 56% agreed, 20% were undecided and 24% disagreed. From the comments and the results Broadband provision was felt to be adequate.

The second question asked if there was anything else the NDP could consider to improve homeworking productivity. The idea of shared working space was offered as a suggestion. There was a low response and no consensus, so no policy areas will be developed for home working.

1.146 **The Town Centre and Redruth Brewery Site** Questions on the Town Centre and Redruth Brewery site proposed policies were not included in this 2021 consultation as work was in progress on the HSHAZ & Town Vitality funded Town Centre masterplan & Investment Plan. These pieces of work have included consultation work on these topics.

1.147 **In 2021, 2022 & 2023 The Lavigne Lonsdale Town Centre Masterplan and Investment Plan. Appendix 6 of the NDP.** This Spatial Vision and Investment Plan has been funded by Redruth Town Council through funding from Cornwall Council's Towns Vitality Fund (TVF) scheme and the High Street Heritage Action Zone (HSHAZ). It 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.

1.148 Detailed baseline studies were carried out in 2020/21 in support of the Redruth High Street Heritage Action Zone (HSHAZ) master planning project. This was funded by Historic England and Cornwall Council, carried out by Lavigne Lonsdale over a period of 18 months that included the height of the COVID 19 pandemic. This focussed on the historic town centre core of Redruth and included the Railway Station down to Kresen Kernow, and its wider surroundings. Wider baseline assessment work has been carried out for the Spatial Vision and Investment Plan, which augments the previous information and also incorporates information from the Emerging Neighbourhood Development Plan and extensive consultation, to provide a comprehensive townscape, spatial and socio- economic analysis of the town as a whole.

1.149 This work has been supported by a series of specialist studies and extensive stakeholder, community and public consultation. The specialist studies were:-

- Redruth Values: A Place Brand for Redruth - by Hemingway Design and CT Consults
- Destination Redruth - by RIFT
- Car Parking Study - by PJA
- Socio-Economic Study - by Yellow Book Investment:



- Economic Appraisals and Valuations - by Coreus and Alder King respectively
- Redruth Neighbourhood Development Plan
- Stakeholder, Community, Public and Business Consultation - by CTConsults/HemingwayDesign; Lavigne Lonsdale; RIFT; Cornwall Council and Redruth Town Council. These are all summarised in the Vision + Investment Plan with detailed work appended or provided as separate documents.

1.150 **In 2022 Hemingway Design and CTConsults** were commissioned through Town Vitality and HSHAZ to produce a Brand Filter for Redruth. This is the Vision for Redruth. Research methods included a public online survey, consultations and conversations with stakeholders, review of material and reports and workshops including an intensive 1-Day stakeholder event on 16th March 2022. This involved a Redruth Values workshop by CTConsults in the morning, followed by the Redruth Spatial Vision and Investment workshop led by Lavigne Lonsdale.

1.151 The online survey enabled them to reach a real cross section of user groups and received 772 responses. with impressive young person (up to age 14) representation of over 31%. This provided a robust quantitative data set and perception baseline that was further supplemented by stakeholder engagement and one-to-one conversations.

1.151 The 2022 Hemmingway Design consultation showed 85% of respondents rating 'responding to climate change' as Very Important.

1.152 Respondents were asked a multiple-choice question about priorities for Redruth. The top 4 answers were:-

- |  |                     |
|--|---------------------|
| • More green spaces, trees and commitment to biodiversity.   | 300 responses 39.1% |
| • Building an economy where businesses and consumers prioritise local suppliers & produce over chains. | 296 responses 38.6% |
| • Encourage a strong culture of reuse and recycling  | 196 responses 25.6% |
| • Sustainable approach to urban design for both new build & Refurbishments.                            | 189 responses 24.6% |

1.153 When asked what they loved about Redruth, the four most frequently used words were:- COMMUNITY, BELONGING, HERITAGE, LOCATON (shown in frequency order).

When asked what would they change about Redruth the four most frequently used words were:- SHOPS, EMPTYUNITS, CHOICE, CLEANUP

When asked what three words do you associate with Redruth the four most frequently given words were:- SCHOOL, MINING, HOME-TOWN, COMMUNITY.

1.154 **Lavingne Lonsdale** - At the intensive 1-Day stakeholder event on 16th March 2022, the afternoon workshop was led by Lavingne Lonsdale on the the Redruth Spatial Vision and Investment Plan. This included an analysis of Place to understand spatially how the town functions, what works and doesn't work, what people love about Redruth and want to protect and what they want to improve. These focussed upon four main themes:

- Green Infrastructure - Parks, Play areas, Public Realm, Climate Change
- Transport + Movement - Access, Gateways, Parking, Walking + Cycling
- Heritage + Leisure - Cultural Tourism, Entertainment and Events
- Town Centre + Business - Functions, Shopping, Evening Economy

Key positive messages : A 'Living' community; independent shops and retail; historic buildings and proud heritage; good public transport links; lots of talent and creativity; good parks in the suburbs.

Key negative messages : State of disrepair of the shop fronts and empty buildings; shopping street on a hill; lack of civic green space in the town centre; need for better signage; dirty alleyways; poor accessibility and poor gateways to the town.

1.155 Lavingne Lonsdale also had conversations with local community groups, schools and groups of people who are often the hardest to reach. Specific one-to-one meetings were held with the Food Bank, Volunteer Cornwall, Cornwall Neighbourhoods for Change Charity, Stitch and Soup local support group, Gwealan Tops Adventure Play charity, Youth Group Hideaway 77 and local school children at Redruth School. Attendance at the Expo 22 in Redruth on 1st April 2022 provided valuable feedback from local residents.

1.156 **CPIR EXPO took place from 1<sup>st</sup> April to 8<sup>th</sup> April 2022**, travelling around the area and in Redruth for the day on Wednesday 6<sup>th</sup> April. The NDP had a stand at this event as did the HSHAZ and Lavingne Lonsdale, gathering public opinion on Redruth Town Centre.

1.157 Lavingne Lonsdale also undertook specific business meetings with the Chamber of Commerce and Cornwall Council to understand their concerns and strengthen business communication on the many HSHAZ and TVF investments that are currently taking place in Redruth. The Chamber of Commerce meets monthly, but was attended by only a few business owners when we met. In order to capture as many businesses as possible Cornwall Council drew up a detailed business survey, that was distributed in digital format. The purpose of the survey is to establish a baseline data set that will be used to monitor the ongoing economic vitality and development of Redruth town centre and inform the Vision and Investment Plan and Redruth Town Vitality Funding schemes.

1.158 Key positive findings : There are many volunteer support groups based in Redruth, providing a real sense of community. Gwealan Tops is very popular and provides outstanding free play and meals to over 100 children together with parental support which has a profoundly positive impact at a social, health and wellbeing and community support level. East End Skate park is very popular too, with the children using both venues.

1.159 Key negative findings: the High Street feels antisocial and intimidating; loneliness amongst older generation with a desire for a multi-generational community gathering space/place; youths hang out in town where there are Wifi hotspots, but would much prefer a safe, green space with Wifi; lack of entertainment and places to eat out at night; poor communication of events, gatherings, lack of local notice boards. The Brewery is regarded as a priority site for redevelopment, with a desire for a large civic green space for events and festivals and work/live units.

1.160 Undertaking this Issues consultation has informed how policy will be formed in the Redruth Neighbourhood Plan. As well as the consultation results the Steering Group has considered the other evidence gathering and capacity to undertake the work required to evidence the policies.

# Part 2

## Targets & Key Issues

### The Vision

### The Objectives of the Plan

### 2010- 2030

## **TARGETS**

### **Housing Targets**

- 2.1 The Cornwall Local Plan SPD document has set the following targets for CPIR (2010- 2030):
- To develop 5,200 dwellings between 2010 and 2030.
  - For Homes outside the Urban Area (settlement area) are in a separate definition and target referred to as the Rural Target, which is 1000 for CPIR.
- 2.2 This Neighbourhood Plan (through the Housing Needs Assessment) has set the target as 1960 dwellings for Redruth Parish between 2010 and 2030.
- 2.3 The Climate Change DPD, adopted in February 2023, sets the following standards for new developments:-
- Residential development proposals will be required to achieve Net Zero Carbon and submit an 'Energy Statement' that demonstrates how the proposal will achieve:
    - Space heating demand less than 30kWh/m2 /annum;
    - Total energy consumption less than 40kWh/m2 /annum; and
    - On-site renewable generation to match the total energy consumption, with a preference for roof-mounted solar PV. Where the use of onsite renewables to match total energy consumption is demonstrated to be not technically feasible (for example with apartments) or economically viable renewable energy generation should be maximised as much as possible; and/or connection to an existing or proposed district energy network; or where this is not possible the residual is offset by a contribution to Cornwall Council's Offset Fund.

### **Evidence – Redruth Housing Figures (2010 – 2022)**

#### **Housing built and Housing with permission in Redruth Parish.**

2.4 The most recent figures from Cornwall Council (2021/22) indicate there have been **1080** completions in Redruth Parish. The figures are broken down into small sites (up to 10 units) **452** & large sites (over 10 units) **628**. If we accept 1960 as the target for Redruth then this is 55% completion, which is approximately on target.

2.5 A detailed analysis of permissions & completions was undertaken in October 2020. This indicated that Redruth was on target to reach housing numbers within the plan period if permissions were developed. There is an issue with some stalled sites.

<b>Status of the Redruth Housing</b>	<b>Total</b>	<b>Market House (OM)</b>	<b>Afford House (AH)</b>	<b>Notes OM – Open Market AH – Affordable Housing</b>
Completions (end of March 2020)	922	624	298	Built from 2011- 2020 in Redruth Parish.
Permissions (full) end of March	596	475	121	61 of these were considered stalled in 2020. This figure now is higher, but hasn't been quantified.
Outline permissions (end of March 2020)	383	356	27	This includes 160 for Brewery & 158 OM & 27 AH for Tolgus
Decision pending (planning apps)	30	9	21	This is an approximate figure – single dwellings have not been reviewed.
Pre-app	34	34	0	Trengweath, 34 Fore Street, Old Fire station,
<b>Totals</b>	<b>1965</b>	<b>1498</b>	<b>467</b>	These totals include everything
<b>Totals (excluding Brewery &amp; stalled sites)</b>	<b>1744</b>	<b>1277</b>	<b>467</b>	

**Table 6 An analysis of Housing permissions & completions in Redruth Parish October 2020.**

## **Existing Specialist Housing for Elderly & Disabled People in Redruth Parish (October 2020)**

2.6 **Care Homes with Nursing** (from the CC website mapping tool) - There is no provision within Redruth Parish.

2.7 **Care Homes without Nursing** (from CC website mapping tool) – There are 9 homes offering 131 beds. Detail is given in the Table below:

<b>Name and address of Care Home</b>	<b>No of Bed</b>	<b>Nature of care offered</b>
The Green, Drump Road	42	Dementia and Mental Health – adult
Garsewednack Residential Home, Albany Rd	21	Dementia - Older People – adult
Tremethick House, Meadowside	42	Physical & Learning difficulties, Autism & Dementia
Albany House, Albany Road	4	Learning difficulties, Autism, Mental Health- adult
Trefusis, Trefusis Road	3	Learning difficulties, Autism, - adult
Hillcrest, Trefusis Road	1	Learning difficulties, Autism, - adult
Silverdale, Trewirgie Road	4	Learning difficulties, Autism, - adult
Acorn Park Lodge, Park Road	9	Learning difficulties, Autism, - adult.
Clinton Lodge, Clinton Road	5	Under 18 for physical & mental health
<b>Total</b>	<b>131</b>	

**Table 7 Care Homes without Nursing in Redruth Parish (October 2020)**

2.8 **Extra Care Units** 1 home (Miners Court) offering a **64** flat Extra Care Unit & is currently the only one in Mid and West Cornwall. It has Care and Support Assistants on-site 24 hours a day and is designed to allow residents to live independently in self-contained homes, whilst having the reassurance of full-time on-site care and support if needed. To qualify you must have the need for an eligible care and support package, or already have one in place.

## **Employment Space Targets**

2.9 **The Cornwall Local Plan SPD document has set the following targets for CPIR (2010- 2030):**

- To deliver 80,833sqm of B1a office accommodation and 41,417sqm of new industrial space for CPIR. The Redruth target has not been specified.

2.10 **The Climate Change DPD**, sets the following standards for new developments:-

- **Major Non-Residential Development** (a floor space of over 1,000m<sup>2</sup>) should demonstrate how they achieve BREEAM 'Excellent'.

2.11 New legislation requires up to 10% 'net biodiversity gain' from new development.

**Table 8 Employment Space built in Redruth Parish 2010 – 2022**

<b>Site Name</b>	<b>Description</b>	<b>Size of Development sqm</b>	<b>Office/ industrial / Other</b>
Kresen Kernow	Opened in 2019, the centre incorporates the historic Brewhouse, with public research and learning spaces, exhibition areas and a new archive store for over 1.5 million manuscripts, maps and documents from the old Cornwall Record Office, thousands more	4,242sqm	Other

Site Name	Description	Size of Development sqm	Office/ industrial / Other
Kresen Kernow Continued...	photographs, books, and newspapers from the former Cornish Studies Library, and the archaeological records and photographs from the Historic Environment Record.		
Krowji Phase 1	The Phase 1 Percy Williams development opened in 2015. Construction of workspace to expand the creative industries cluster at the former grammar school in Redruth. Up to 61 units. The 2 new buildings have a BREEAM 'Excellent'	2,238sqm	Office
Krowji Phase 2	Phase 2 began in 2019 and completed in November 2020 to create a further 21 new studios to a BREEAM Excellent rating.	2,026sqm	Office
The Elms	The Elms is a formally redundant building. After renovation the building is home to CN4C & provides office space, facilities for voluntary, community and social enterprises to share. Opened in 2011	436 sqm	Office
Treleigh Park (Plot 1)	Construction of 2,790 sqm of BREEAM Excellent speculative employment space.	2,790 sqm	Industrial & Office
Treleigh Plot 2	Construction of 800sqm of space	800 sqm	Industrial & Office
Treleigh Plot 4	Construction of 2,371 of space	2,371 sqm	Industrial & Office
Treleigh Plot 5	Construction of 1,190 of space	1,190 sqm	Industrial & Office
Treleigh Plot 6	Construction of a hybrid industrial unit comprising two storey office accommodation with production space. The building, has a floor area of 871 sqm and have a BREEAM Excellent. The building is occupied by Milkwood Publishing Ltd	871 sqm	Industrial & Office
Treleigh Plots 7 & 8	Four flexible factory units totalling 2,806 square metres built to a BREEAM excellent standard, The buildings are highly flexible with the internal space being available for a multitude of uses.	2,806 sqm	Industrial & Office
Wheal Harmony	An employment site with a gross development area of 1.76 Ha (4.35 acres), including roads and services, and an area of open space. The employment site has a net development area of 1.1 Ha (2.64 acres). The site has delivered 547 sqm of high quality light industrial space & 2 x 164.8sqm office buildings built & occupied.	876 sqm	Industrial & Office
Parc Erissey	Plot 21 (ex Barton House). 5 x industrial/ warehouse units for B8 use which opened in 2020 as Amazon Depot.	1,718 sqm	
<b>Totals</b>		<b>19,853 sqm</b>	



## KEY ISSUES FROM THE EVIDENCE BASE FOR THE NDP 2010-2030

2.12 The key issues from the evidence base for the Redruth NDP for 2010 - 2030 are outlined below. This document is being written mid-way through the plan period, so delivery of many is well underway. Detail of what has been achieved and what still needs to be done will be discussed in the body of the document, where appropriate.

Theme	Key Issues for the Redruth NDP to address
<b>Town Vision &amp; Strapline:</b>	<ul style="list-style-type: none"> <li>• Having the correct Vision for the Parish is critical moving forward. The existing Vision was felt to be limited, and the strapline not supported, so explore this work again.</li> <li>• This work was explored again by Hemingway Design in 2021/2022 and a Place Brand for Redruth to inform future decisions has been developed and adopted by Redruth Town Council.</li> </ul>
<b>Climate Change</b>	<ul style="list-style-type: none"> <li>• Future development in Redruth should recognise climate change issues and contribute to solutions that work for all.</li> <li>• Redruth Town Council has declared a Climate Emergency.</li> <li>• Redruth NDP should support Cornwall Council Climate Change DPD which was formally adopted on 21<sup>st</sup> February 2023.</li> </ul>
<b>Design Code</b>	<ul style="list-style-type: none"> <li>• Future development in Redruth Parish is appropriate to Redruth and sustainability issues.</li> <li>• 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 Plan, Redruth Town Centre Conservation Area Management Plan and Plain-an-Gwarry Conservation Management Plan.</li> <li>• The only new separate design code document requirement identified during this NDP development process is a Redruth Shopfront Design Guide.</li> </ul>
<b>Historic Environment &amp; Heritage Assets</b>	<ul style="list-style-type: none"> <li>• The history of Redruth is very important to the residents, so must be considered in all future development.</li> <li>• There are historically significant pathways and opeways in Redruth which should be protected and enhanced.</li> <li>• The WHS status is important to Redruth.</li> <li>• Safeguard and conserve the historic environment and heritage assets.</li> <li>• Unlisted assets that have an important part in the WHS should receive some policy protection. Other significant unlisted assets should be recognised too.</li> <li>• Opportunities to enable the repair, and subsequently maintain, abandoned or neglected buildings should be supported.</li> <li>• Enhance the local character of the historic environment:</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>• The Redruth Development Boundary needs to be agreed.</li> <li>• No further land for dwellings needs to be allocated to meet Local Plan targets. However there are a number of stalled site with permissions.</li> <li>• Develop a good mix of homes in Redruth Parish, to achieve a balanced community.</li> </ul>

Theme	Key Issues for the Redruth NDP to address
Housing continued	<ul style="list-style-type: none"> <li>Facilitate an appropriate mix of market, social and affordable homes including the provision of adaptable properties to meet the needs of changing demographics. It is important that the new housing is the right housing to meet the needs of the community.</li> <li>A strong focus should be placed <b>on delivering more affordable housing</b>, to enable all potential residents to access housing in Redruth. The lower quartile affordability ratio for Cornwall in 2021 was 9.8, an increase from 9.30 in 2011. This is notably higher than the lower quartile affordability ratio of 8 for England.</li> <li>This HNA has established <b>the need for affordable homes, housing for older people &amp; housing for specialist needs</b>, many of which tend to be smaller dwellings. Therefore, it is recommended that one- and two-bedroom dwellings continue to be delivered, within the housing mix in Redruth.</li> <li>An overall total of <b>524 specialist dwellings for older people who require housing with care</b> is required. There are 190 existing units of specialist housing for older people in Redruth, <b>so a minimum of 334 new units are required (28% of 2020-2030 target of 1178 dwellings should be housing with care).</b></li> <li>The number of households falling into potential need for specialist accommodation for disability or health related challenge is <b>305</b>— though around half of these have limited needs. <b>Therefore 305 (26%) of the dwellings to come, must be adaptable for specialist housing. Bungalows can play an important role in meeting the current and future needs of people with accessibility needs.</b> <ul style="list-style-type: none"> <li>Summary of requirements 2019-2030.</li> <li><b>334 units</b>      <b>Housing with Care for the elderly</b></li> <li><b>305 units</b>      <b>Specialist housing for disability or health related challenge</b></li> <li><b>539 units</b>      <b>Housing mixed (minimum of 25% affordable)</b></li> <li><b>1178 units</b>      <b>Total requirement 2019 – 2030 for Redruth</b></li> </ul> </li> <li>Households on an average income in the Parish cannot afford a First Home if the standard 30% discount was applied.</li> <li>Acquiring a First Home product would only be likely to begin to be affordable for people on an average income if a discount of 50% is applied.</li> <li>Only Shared Equity schemes of 25% or less equity share would be affordable on local average household incomes.</li> <li>The needs of single people and households on lower-than-average incomes will only be met by social rented housing.</li> </ul>
The Town Centre	<ul style="list-style-type: none"> <li>The vacancy rate in 2020 was 20%. Currently under-utilized, and recognised as needing greater support, there are a significant number of vacant shops and a lack of tourism functions.</li> <li>Poor perception, poor offer, low footfall, Poor lighting and a perceived lack of safety by the public and shop owners.</li> <li>An improved younger people and family offer for an enjoyable night out</li> <li>There is a noticeable lack of green civic and dwell space in the town centre. Places for people to meet. socialise, eat lunch and enjoy nature. Lack of dwell spaces to encourage people in to stay for longer.</li> <li>The trade that is possible during the day isn't transitioning to a successful early evening economy. A lot of shops and cafes close at 3 or 4pm</li> <li>There is some residential use, predominantly on upper floors, but there is opportunity for more.</li> </ul>

Theme	Key Issues for the Redruth NDP to address
<b>Town Centre continued...</b>	<ul style="list-style-type: none"> <li>• Desire to improve the look of the high street - need to address the state of the buildings and the lack of maintenance by property owners.</li> <li>• A coherent palette of building materials provides a quality and unity to the town centre core - with a mix of local granite, killas, slate and sometimes brick in commercial buildings.</li> <li>• As we all know Town Centres are going through massive change in this plan period. In the future Town Centres should act as a leisure space, gathering space and as draw for tourists as well as a public transport interchange. The primary purpose is no longer retail.</li> <li>• Support the Redruth HSHAZ project (2020-2024). Through a programme of investment, it is bringing derelict and underused historic buildings back into economic use as commercial, creative and innovation workspaces in the town centre with some residential use. It will also improve town connection.</li> </ul>
<b>Employment Centres not in the Town Centre</b>	<ul style="list-style-type: none"> <li>• Redruth has significant employment centres within the Parish which are not all recognised in the Cornwall Local Plan. There have been identified and some should be considered for protection.</li> <li>• Establish Redruth as a location to develop Cornwall's cultural industries (Reference - the Cornwall Site Allocations DPD). With the development of Krowji since 2005 this has been achieved, but this employment site needs protection.</li> <li>• 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). Recognise significant Redruth Employment sites that are not protected in the Cornwall Local Plan and consider them for protection.</li> <li>• Encourage and support employment that is locally based, sustainable and diverse including health and education.</li> <li>• The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</li> </ul>
<b>Transport</b>	<ul style="list-style-type: none"> <li>• Cars have been the priority in transport planning for many years and are the preferred mode of transport for many residents. In many cases cars are the only and safest form of transport due to lack of safe walking and cycling routes or public transport. Approximately 80% of residents have at least 1 car, and 20% do not.</li> <li>• Improving cycling and walking routes should be the transport priority for the next 10 years for Redruth (2020 2030), rather than road improvements.</li> <li>• To create a safe pedestrian and cycle route to Portreath from Redruth (The Tolgus Trail).</li> <li>• To improve other key cycle and pedestrian routes around Redruth Parish which will make it easier for everyone to walk or cycle.</li> <li>• To make provision for electric vehicle charging.</li> <li>• To improve the vehicular, cycle and pedestrian access to the town centre (From the CPIR Towns Framework).</li> </ul>
<b>Green Infrastructure</b>	<ul style="list-style-type: none"> <li>• The NDP should identify and protect 'Local Green Spaces' that are not otherwise protected by national and Cornwall Local Plan policies. Safeguard and enhance green spaces within the town settlement boundary. Safeguard and enhance historic and established pathways linking townscape and rural landscapes.</li> </ul>

Theme	Key Issues for the Redruth NDP to address
<b>Green Infrastructure (continued)</b>	<ul style="list-style-type: none"> <li>• There is little public green space in the Town Centre other than St. Rumon's Gardens, next to Murdoch House- a small, tranquil, gated garden in the ruined walls of Druid's Hall. Former historic burgage plots and orchards have been lost over time and the perceived lack of civic green space in the town centre is very apparent.</li> <li>• There is a good range of open space outside the town centre, however the design, layout &amp; use of the space needs review. Play provision, youth provision and accessibility need review, with the opportunity to create a 'Parks Trail' that connects all parks as a multi-play offer.</li> <li>• Redruth is well served for sport, with two Cricket Clubs, a Football club, Tennis Club and Bowling Club. Redruth Rugby Club lies north of the town centre and is the home of rugby in Cornwall, where Hellfire Corner provides a real sense of a place and cultural voice for Cornwall.</li> <li>• A Green Infrastructure Strategy for CPIR identifies local priorities and ambitions that 'reduce car use, increase activity levels, foster community and connect us all with nature'.</li> <li>• Redruth has two allotments at Raymond Road and Coach Lane, but there is a desire for more Community Gardens throughout the town and Growing Larders.</li> <li>• There is a noticeable lack of tree cover in the town centre. Mature trees line the streets of Clinton Road and Albany Road and the large-treed gardens that lie west of the town provide significant tree cover and a valuable green backdrop to the town. Linear tree cover lines the open section of Redruth River adjacent to Tesco's and bounds the industrial estates to the north of the town.</li> <li>• Support the CPIR Green Infrastructure Strategy, adopted in 2021.</li> </ul>
<b>Tourism</b>	<ul style="list-style-type: none"> <li>• Redruth does not have a clearly defined Tourism offer, but does have tourism visitors. There is an opportunity to deliver a tourism offer focused on the town's heritage assets and the WHS. The obvious form for this is to link to the Mining Heritage sites which surround the centre of the town and explain the significance of the town centre in the WHS story.</li> <li>• Build on Redruth's role as the 'Heart of Cornish Mining' (From the CPIR Towns Framework).</li> </ul>
<b>Health</b>	<ul style="list-style-type: none"> <li>• The public are concerned that GP provision will not be adequate to serve the needs of the growing population.</li> <li>• At the start of this plan period there were 2 GP surgeries, Clinton Road &amp; Manor Surgery, both located in buildings that could not expand and were not ideal for patients. In order to expand GP Provision to meet the growing population needs, the surgeries agreed to merge and form Leatside Health Centre. The NDP has supported this process.</li> <li>• Leatside Health Centre needs to secure additional building space to provide appropriate services for the growing population.</li> <li>• 21% of residents in 2017, did not have a dentist.</li> </ul>
<b>Education</b>	<ul style="list-style-type: none"> <li>• Information provided by Cornwall Council indicated that school provision for 5-16 years olds was adequate (with expansion plans) for the plan period.</li> <li>• Nursery provision is less clear, particularly with 2023 government announced changes to nursery provision requirements.</li> <li>• No specific issues were raised through the 2021 Issues consultation.</li> </ul>

# VISION FOR REDRUTH NEIGHBOURHOOD DEVELOPMENT PLAN (2010 – 2030)

## 2010 – 2021

2.13 There is a national affection for Cornwall as a county and the creativity that Cornwall breeds. Cornwall is a county of courage, challenge & change. Creativity and Engineering are building blocks. Redruth has all these Cornish attributes.

2.14 Redruth is a World Heritage Site Town. The Vision statement, developed through the Redruth Action Plan Project was adopted in 2011 **‘To put the heart back into Redruth and make the place ‘a real market town for the 21st century which is relevant and connected to the wider community served’**. The statement was supported in the 2021 Issues Consultation (over 90%), but it was felt to be too focused on the town centre and not reflecting the vision for the Redruth Parish.

2.15 Redruth’s strapline is **‘Heart of Cornish Mining’** did not resonate with the public (Evidence 2021 Issues Consultation where only 51% of respondents supported it).

2.16 As having the correct Vision for the Parish is critical moving forward, & the existing Vision was limited and the strapline not supported, The NDP Steering group wanted to explore this work again.

2.17 The HSHAZ project commissioned HemmingwayDesign & CTConsults to develop and agree a set of Brand Values for Redruth in Autumn 2021.

## 2022 - 2030

2.18 HemmingwayDesign and CTConsults define Brand Values as an agreed set of values that act as a ‘filter’ for projects and developments in Redruth.

2.19 The following has been taken from **‘A Place Brand for Redruth - Values’ by HemmingwayDesign.**

### **Appendix 15**

**“WHAT IS A PLACE BRAND ANYWAY?** ‘Let’s get something straight right away: places don’t need brands. places are brands. Redruth’s brand is the mental image that people hold about the place. That already exists - but place branding allows you to gain control over it. It’s not about a logo, its not about marketing. It’s a set of shared values and common goals that give focus to a place and its people. It’s about better decision making: sending a consistent and united message through your actions’”.

**HOW DO WE CREATE A PLACE BRAND?** For a place brand to be effective, it is vital that it is based in fact, with built in aspiration. This is about uncovering what already makes Redruth special, and identifying goals for the

2.20 Hemmingway Design produced a brand filter for Redruth, adopted by Redruth Town Council in July 2022 and supported by HSHAZ board. **All future decisions taken for Redruth (including planning decisions) should be taken in line with the Redruth Values detailed below:-**

## **CORE VALUE 1 Distinctively Cornish Kernewek yn Arbennik**

**THE STORY:** This is authentic Cornwall. We’re independent without being exclusive and everyone is welcome to be part of our diverse Cornish culture. We’re working to develop into an affordable, modern, creative, progressive Cornish town that works for everyone

## **CORE VALUE 2 Resourceful & Regenerative Devisyek ha dasdhinythek**

THE STORY: We're embracing a repurposed economy. We want to be known as a place that's leading the charge for a more sustainable and equal society; where a groundswell of grassroots actions is already driving positive change. We're resilient, adaptable and are working to create our own solutions to society's big issues.

## **CORE VALUE 3 Sparkling Ideas Enowi Tybyansow**

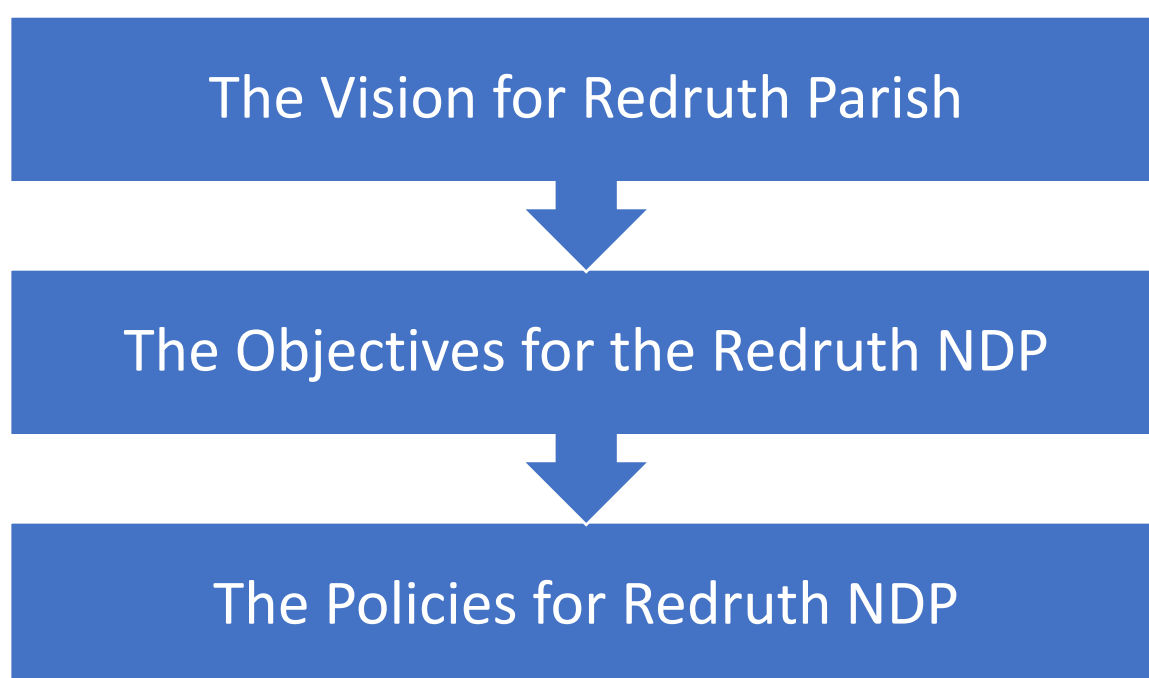
THE STORY: Redruth has a history of being the heart of stories in Cornwall; a spark of change with the potential to be as revolutionary as the spark that lit William Murdoch's first gas lamp. Our communities are ready for innovation and progress, where our ambitious young voices help to drive purposeful change

2.21 These brand values are in line with both the Cornwall Local Plan vision for CPIR to be renowned as a destination for cultural and heritage related tourism. (page 23) and the vision in 'The local CPIR Towns Framework' (March, 2017) that sits alongside the Cornwall Local Plan is 'The vision for the town is to be a high quality market town, with a focus on independent retailing; in doing so, maximising its creative and heritage assets as a driver to bring more people into the town'.

## **CORE VALUE 1 Distinctively Cornish Kernewek yn Arbennik**

## **CORE VALUE 2 Resourceful & Regenerative Devisyek ha dasdhinythek**

## **CORE VALUE 3 Sparkling Ideas Enowi Tybyansow**



**Figure 3: How the Vision, Objectives & Policies link together.**



## **OBJECTIVES OF THE REDRUTH NDP 2010- 2030**

2.22 To achieve this Vision, a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in **Figure 3**.

Theme	Objectives
<b>Town Vision</b>	<ul style="list-style-type: none"> <li>To use the Place Brand for Redruth to inform future decisions. 3 Core Values:- DISTINCTIVELY CORNISH, RESOURCEFUL &amp; REGENERATIVE, SPARKING IDEAS.</li> <li>To continue the regeneration of Redruth, prioritising the reuse of the area's derelict and underutilised brownfield land assets (An objective for CPIR).</li> </ul>
<b>Climate Change</b>	<ul style="list-style-type: none"> <li>Redruth NDP should support Cornwall Council Climate Change DPD which was formally adopted on 21<sup>st</sup> February 2023.</li> </ul>
<b>Design Code</b>	<ul style="list-style-type: none"> <li>To support the existing design guidance for Redruth.</li> <li>To support development of Redruth Shopfront Design Guide.</li> </ul>
<b>Historic Environment &amp; Heritage Assets</b>	<ul style="list-style-type: none"> <li>Redruth is a World Heritage Site Town. Future development should be appropriate for that status.</li> <li>Safeguard and conserve the historic environment and heritage assets &amp; enhance the local character of the historic environment.</li> <li>Safeguard and enhance historic and established pathways &amp; opeways linking townscape and rural landscapes.</li> <li>The history of Redruth is very important to the residents, so must be considered in all future development.</li> <li>Unlisted assets that have an important part in the WHS should receive some policy protection. Other significant unlisted assets should be recognised too.</li> <li>Opportunities to enable the repair, and subsequently maintain, abandoned or neglected buildings should be supported.</li> <li>To deliver a tourism offer focused on the town's heritage assets and the WHS, building on Redruth's role as the 'Heart of Cornish Mining' (From the CPIR Towns Framework). The obvious form for this is to link to the Mining Heritage sites which surround the centre of the town and explain the significance of the town centre in the WHS story.</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>The Redruth Development Boundary needs to be agreed.</li> <li>No further land for dwellings needs to be allocated to meet Local Plan targets.</li> <li>Develop a good mix of homes in Redruth Parish, to achieve a balanced community.</li> <li>Facilitate an appropriate mix of market, social and affordable homes including the provision of adaptable properties to meet the needs of changing demographics.</li> <li>A strong focus should be placed on delivering more affordable housing, to enable all potential residents to access housing in Redruth.</li> <li>The needs of single people and households on lower than average incomes will only be met by social rented housing.</li> <li>Support HAPPI principles for residential development. HAPPI is 'Housing our Ageing Population Panel for Innovation' which has been working on proposals since 2009.</li> </ul>

Theme	Objectives
<b>Town Centre</b>	<ul style="list-style-type: none"> <li>• 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 (From the CPIR Towns Framework).</li> <li>• To re-consider the Fairmeadow site allocation as a Retail development site in the Cornwall Local Plan.</li> <li>• Support the Redruth HSHAZ project (2020-2024). Through a programme of investment, it is bringing derelict and underused historic buildings back into economic use as commercial, creative and innovation workspaces in the town centre with some residential use. It will also improve town connection.</li> <li>• Redruth Town &amp; World Heritage Site Spatial Vision and Investment Plan 2022, undertaken by Lavingne Lonsdale sets out requirements to improve the town. The i 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.</li> <li>• To deliver the regeneration of the Redruth Brewery site, into a high- quality gateway into the town centre (From the CPIR Towns Framework).</li> </ul>
<b>Employment Centres not in the Town Centre</b>	<ul style="list-style-type: none"> <li>• Redruth has significant employment centres within the Parish which are not all recognised in the Cornwall Local Plan. These have been identified and some should be considered for protection.</li> <li>• Establish Redruth as a location to develop Cornwall’s cultural industries (Reference - the Cornwall Site Allocations DPD). With the development of Krowji since 2005 this has been achieved, but this employment site needs protection.</li> <li>• 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).</li> <li>• Encourage and support employment that is locally based, sustainable and diverse including health and education.</li> <li>• The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</li> <li>• 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.</li> <li>• 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.</li> <li>• The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</li> <li>• 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.</li> </ul>
<b>Transport</b>	<ul style="list-style-type: none"> <li>• Improving cycling and walking routes should be the transport priority for the next 10 years for Redruth (2020 2030), rather than road improvements.</li> <li>• To create a safe pedestrian and cycle route to Portreath from Redruth (The Tolgus Trail).</li> </ul>

Theme	Objectives
Transport Continued...	<ul style="list-style-type: none"> <li>To improve other key cycle and pedestrian routes around Redruth Parish which will make it easier for everyone to walk or cycle. Consideration should be given to include a policy relating to the protection and enhancement of footpaths.</li> <li>To make provision for electric vehicle charging.</li> <li>To improve the vehicular, cycle and pedestrian access to the town centre (From the CPIR Towns Framework).</li> </ul>
Green Infrastructure	<ul style="list-style-type: none"> <li>The NDP should identify and protect 'Local Green Spaces' that are not otherwise protected by national and Cornwall Local Plan policies.</li> <li>Safeguard and enhance green spaces within the town settlement boundary.</li> <li>Support the CPIR Green Infrastructure Strategy, adopted by Cornwall Council in 2021, with reference to the projects outlined for Redruth. The following are identified key priorities from this strategy:- <ul style="list-style-type: none"> <li><b>To connect key destinations across the urban area to offer a viable alternative to using a private car</b> emerged as the single most important ambition for this strategy – both across the urban area and further afield, particularly to the coast.</li> <li><b>Parks and Amenity sites prioritised</b> for short term improvement are Victoria Park, East End access improvements &amp; Fairfield Park. Improving Raymond Road Playing Field is a medium-term priority.</li> <li><b>Public Access Sports and Leisure sites prioritised</b> for short term improvement are Clijah Croft AWP (Phase 1) &amp; Strawberry Fields. Improving Clijah Croft AWP (Phase 2) is a medium-term priority. Longer term are Redruth Rugby Club, Mount Ambrose Cricket Club &amp; Redruth Cricket Club.</li> <li><b>Play</b> - 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.</li> <li><b>Youth Provision</b> 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.</li> <li><b>Allotments, community orchards or gardens</b> 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.</li> <li><b>Cemeteries and Churchyards</b> for short term improvement is St Day Cemetery.</li> <li><b>Natural Green spaces</b> for short term improvement are The Paddock and Clijah Croft for tree planting.</li> <li><b>Other priorities</b> are increasing tree planting, increasing biodiversity, properly planning green infrastructure in new development and better utilising small incidental spaces to meet the priorities.</li> </ul> </li> </ul>
Health	<ul style="list-style-type: none"> <li>Support Leatside Health Centre's need to secure additional building space to provide appropriate services for the growing population.</li> <li>Support adequate dentist provision.</li> </ul>

Theme	Objectives
Education	<ul style="list-style-type: none"> <li>Ensure that the future Education provision is appropriate for the growing population and changing needs.</li> </ul>

2.23 This graphic shows how each of the policies contributes to the objectives of the Redruth NDP.

	Objectives											
Redruth NDP Policies	Town Vision	Climate Change	Design Code	Housing	Green Infrastructure	Historic Environment & Heritage Assets	Tourism	Health	Education	Transport	Employment Centres	Town Centre
CC1	Y	Y										
DC1	Y		Y									
DC2	Y		Y									Y
H1	Y					Y						
H2	Y					Y						
H3	Y				Y	Y				Y		Y
H4	Y					Y	Y			Y		Y
HS1	Y			Y								
HS2	Y			Y								
HS3	Y			Y								
HS4	Y			Y								
HS5				Y						Y		
T1	Y					Y						Y
T2	Y											
T3	Y											
T4	Y											
T5	Y											
BE1	Y										Y	
BE2	Y										Y	
TR1	Y	Y								Y		
TR2	Y	Y					Y			Y	Y	
TR3	Y	Y								Y		Y
GI1	Y	Y			Y							
GI2	Y				Y	Y						
HE1								Y				
HE2								Y				

Figure 4: How the Policies link to the objectives

# Part 3

# Draft

# Planning

# Policies.



## **REDRUTH NDP POLICY SECTION**

### **Policy Area: Climate Change**

#### **Policy CC1: Supporting Cornwall Climate Change DPD**

3.1 In 2019 Cornwall Council, declared a Climate Emergency. As part of the response, started work on the Climate Change DPD. Redruth Neighbourhood Plan opted to work with this emerging Climate Change DPD and has responded to the Climate Change DPD consultations throughout the development process. The Climate Change DPD has been adopted by Cornwall Council in February 2023.

3.2 Our March – June 2021 Issues consultation asked if the community supported Redruth Neighbourhood Plan working with Cornwall Climate Change DPD and not setting any separate policies. 88% of respondents supported this approach.

3.3 Redruth Town Council also declared a Climate Emergency in 2019 and has adopted a Climate Change Action Plan policy in 2020, which can be viewed on the town council website <http://www.redruth-tc.gov.uk/UserFiles/Files/climate%20action%20plan%201120.pdf>. This document includes practical actions for residents, visitors, and businesses.

3.4 Therefore, no further additional policy is proposed, and Redruth NDP supports the policies included in the Cornwall Council Climate Change DPD.

#### **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 Direction:** 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**

3.5 Redruth Parish benefits from a significant quantity of existing design guidance which has been developed over the years. This design guidance should be used appropriately.

3.6 Our March – June 2021 Issues consultation asked if the community supported Redruth NDP working with Cornwall Council existing design code guidance and not setting any separate policies. 55% agreed, 35% were undecided & 10% disagreed.

#### **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**

3.7 Our March – June 2021 Issues consultation did not ask about Town Centre issues as the HSHAZ and Town Vitality work was in progress.

3.8 In 2022, The HSHAZ project has provided advice on Shop front Improvements and drawn up proposals where required. The project has part -funded quality traditional repairs and reinstating architectural detailing to prioritised historic commercial buildings in the town centre. Repairing original shopfronts and reinstating new shopfronts and signs. This raises awareness of Redruth town centre's historic past to enhance the existing historic fabric of the town centre and World Heritage Site and Conservation Area setting.

3.9 The Lavingne Lonsdale investment plan (**Appendix 6**) has identified the benefits of a Shopfront Design Code for Redruth in supporting the development of the Town Centre to support its independent businesses & lists the priority buildings for this work.

3.10 Well-designed and well-curated shop frontages not only make a huge contribution to the local character and quality of a high street but also attract spend. They bring vibrancy, distinctiveness and colour to the street and shopping environment, and also reflect the quality, ethos and nature of wares for sale. They contribute to how we enjoy visiting and living in a town. By enjoying the experience of a place, we

value it and the economy prospers. Redruth has an unusually high number of independent shops - many of which make a really positive contribution to the town.

3.11 What stands out is how quirky, artistic and independent they are, and introduce important and stylish colour and design to the streets. Crafted sign-writing is locally distinctive and the overall effect respects and lifts Redruth's fine heritage.

The most notable remaining shopfronts are those for the various fine drapery shops, including the impressive ones in the East End, with curved glass shop display windows and gilt glass signs. Redruth's shopfronts have a number of characteristics which make them significant:

- Glass & gilt signs; gilded incised 3d wooden letters covered with a reverse painted sheet of glass or reverse gilded glass
- Links to tin and copper mining
- Predominantly Victorian shopfronts with some later examples, such as on Clinton Road, which reflect the aspirations of the 1920's with features such as sunburst motifs
- A vibrancy which reflects that of the community and the town's history.

3.12 The HSHAZ project is developing the Shopfront Design Code document for Redruth.

#### **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**

3.13 Approximately one third of Redruth Parish is within the UNESCO Cornwall and West Devon Mining Landscape World Heritage Site (The Camborne and Redruth Mining District - Area A5), a designated heritage asset of the highest global significance recognised and managed under the Convention Concerning the Protection of the World Cultural and Natural Heritage.

3.14 The Redruth Neighbourhood Development Plan must comply with the requirement on the United Kingdom to protect, conserve, present and transmit to future generations its World Heritage Status. It must also consider the Supplementary Planning Document (SPD) prepared by Cornwall Council for the WHS, setting out how the planning system can meet this obligation. The Outstanding Universal Value, or international importance, of the World Heritage Site must be protected along with its landscape setting. Material damage to, or loss of, Outstanding Universal Value or statutorily protected Scheduled Monuments would significantly reduce the means to engage with these important records of our past. A large part of the WHS within Redruth Parish is protected by the policies applicable to the Redruth Town Centre & Plain an Gwarry Conservation Area and Scheduled Ancient Monument status whilst the listed buildings of the area have their own statutory protection. The unlisted assets which make up the World Heritage Site, are 'less well' protected. Therefore Policy H1 extends the principle of protection and positive enhancement across the whole of the WHS in the NDPs designated area to protect undesignated building and structures within the WHS.

3.15 Our position at the Centre of the UNESCO Cornish Mining World Heritage Site and the development of Kresen Kernow (A home for Cornish Archives opened in 2019) within the town firmly establish the town and parish as a key Centre for Cornish heritage.

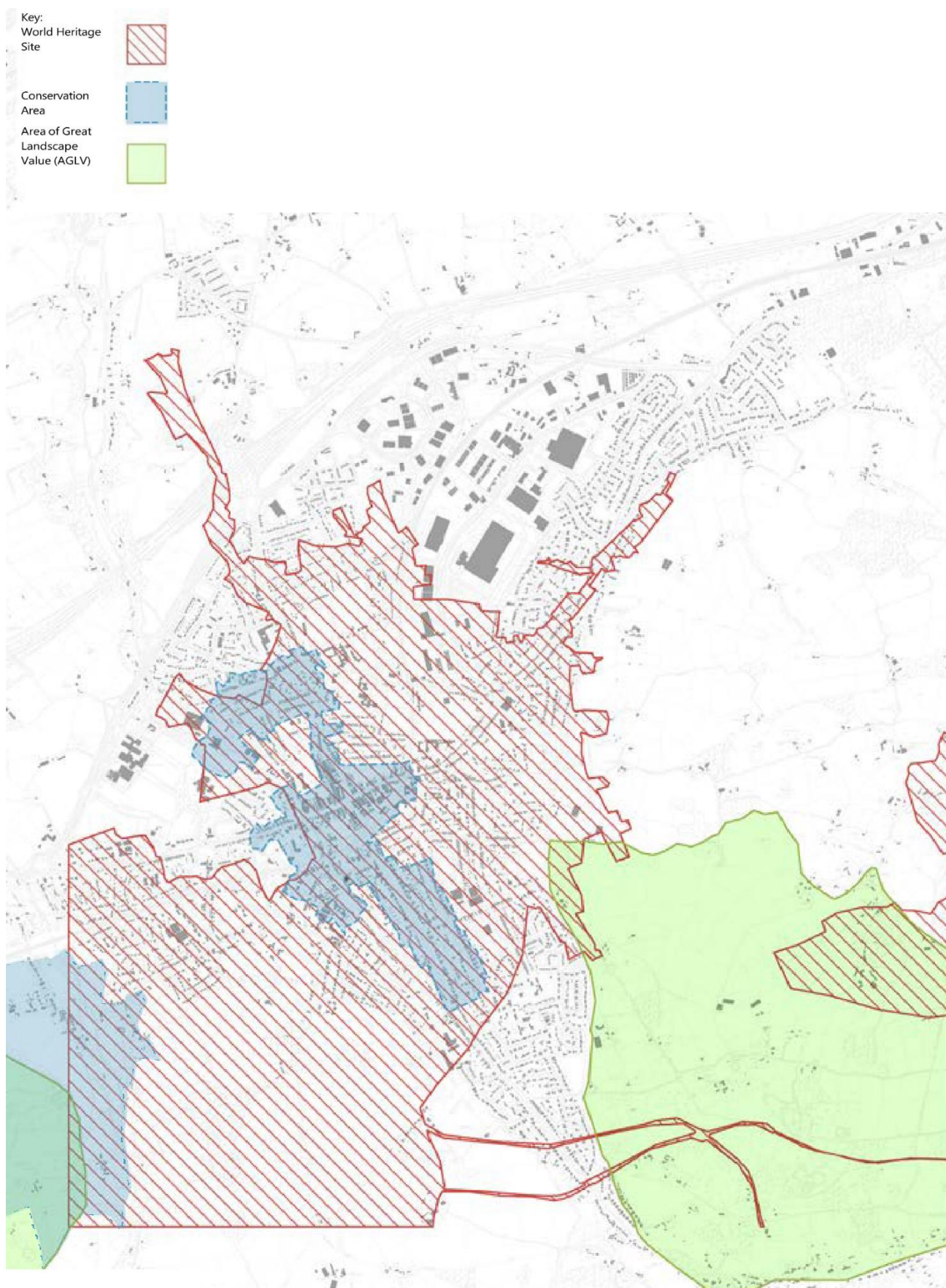
**Policy H1: Supporting Redruth's World Heritage Site Status**

**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.





**Map 7 – Showing WHS and Conservation boundaries in Redruth Parish**



## Policy H2: Development & Heritage

3.16 Redruth parish's long history is written on its landscape and townscape, from pre-Roman traces in the rural areas, to evidence of medieval settlement, and the rich architectural and industrial heritage of the eighteenth- and nineteenth-centuries. Markets, mining, and religion gave rise to what has been defined as one of Cornwall's 'most singular historic towns' (The Buildings of England: Cornwall, 2017, p. 466). Redruth's historic environment is an irreplaceable resource that will contribute to our economy, through increased heritage tourism, and, as vital component of cultural identity, to the wellbeing of our community for generations to come.

3.17 Several projects have delivered or are delivering heritage regeneration in Redruth during the plan period relevant to the Policies. These are:-

- Redruth Heritage Economic Regeneration (completed in 2010) and improved 35 town centre buildings.
- Kresen Kernow (Cornwall Centre) is a state-of-the-art new archive Centre for Cornwall's Archives, which opened September 2019. The former Redruth Brewery site was chosen as its location in 2012. A successful initial application to the National Lottery Heritage Fund was made later that year, which was followed by an extensive programme of consultation involving 2500 people across Cornwall. In April 2015 a full bid for £11.7 million was submitted and the project team were delighted to receive the news that the bid was successful in the summer of 2015.
- Redruth HSHAZ (2020 - 2024) In 2020 Redruth received a share of the £95 million High Streets Heritage Action Zones (HSHAZ) fund, one of only 10 places in the South-West to benefit from this national scheme. It follows a bid submitted by Cornwall Council in partnership with the Redruth High Street Heritage Action Zone (HSHAZ) Project Board. The investment will act as a catalyst for improving the prosperity of the town centre so that it can continue to serve the local community and businesses, adapting to the challenges that all high streets were experiencing, even before Covid-19. One of the many project products is a masterplan and investment plan for the Town Centre, including some of the historic buildings.
- Tolgus Trail Phase 1 connecting from the Gold Centre on New Portreath Road to the Coast to Coast trail leading to Portreath. This section opened in 2021.
- Cornwall Local Heritage List Project Cornwall Council is part of a national campaign piloting the Cornwall Local Heritage List Project. Cornwall is one of the 22 areas chosen to benefit from an allocation of £1.5 million by the Ministry of Housing, Communities and Local Government (MHCLG). Redruth & St Austell Clay Country were to the 2 chosen pilot areas. Local Listing is the identification of valuable aspects of our past which have local interest. This could be historic buildings, landscapes or objects such as a village pump, an old mining tramway, a Cornish Hedge or a WW2 pillbox, beautiful or striking architecture such as a cottage or bus shelter, or things with value linking them to the community such as the home of a notable person, or historic graffiti. Archaeology can also be identified. It is a way to identify and learn more about our shared heritage and aspects of our environment which make Cornwall a distinct and valued place. Redruth Neighbourhood Plan has aligned its Local listing work with this pilot project.

3.18 To ensure that building works and new developments are sympathetic to Redruth's history. We propose that, while we do not wish to exclude innovative, environmentally-friendly, architecture and design from Redruth parish, we will expect new developments and refurbishment of existing properties to be sympathetic to, and complement, our architectural and cultural heritage.

3.19 Redruth NDP's draft list of undesignated assets was incorporated into 'The Local Heritage List Pilot Project' run by Cornwall Council in 2021 /2022. Cornwall Council is part of a national campaign piloting the Cornwall Local Heritage List Project. Months of public consultation on the listing took place.

Responses from both of these consultations have been incorporated in the final 'Redruth NDP list of undesignated assets', which is presented in **Appendix 2a - Redruth Historic Building Assets for Protection & Appendix 2c - Redruth Historic Green Spaces within the development boundary. Appendix 2b lists Redruth National Importance Historic Assets, which have national and Cornwall Local Plan protection.**

The work could be viewed here <https://local-heritage-list.org.uk/cornwall>. However, we are advised this website is no longer supported so 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](http://www.heritagegateway.org.uk).

## **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:**

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.

## **Policy H3: Established historic pathways & opeways**

3.20 Redruth has some historic and established pathways linking the townscape and rural landscapes. These are included in the undesignated heritage assets listing. There are also 8 opeways in the town linking Fore Street to the areas that lie behind, which are important to the historic character of the town.

### **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

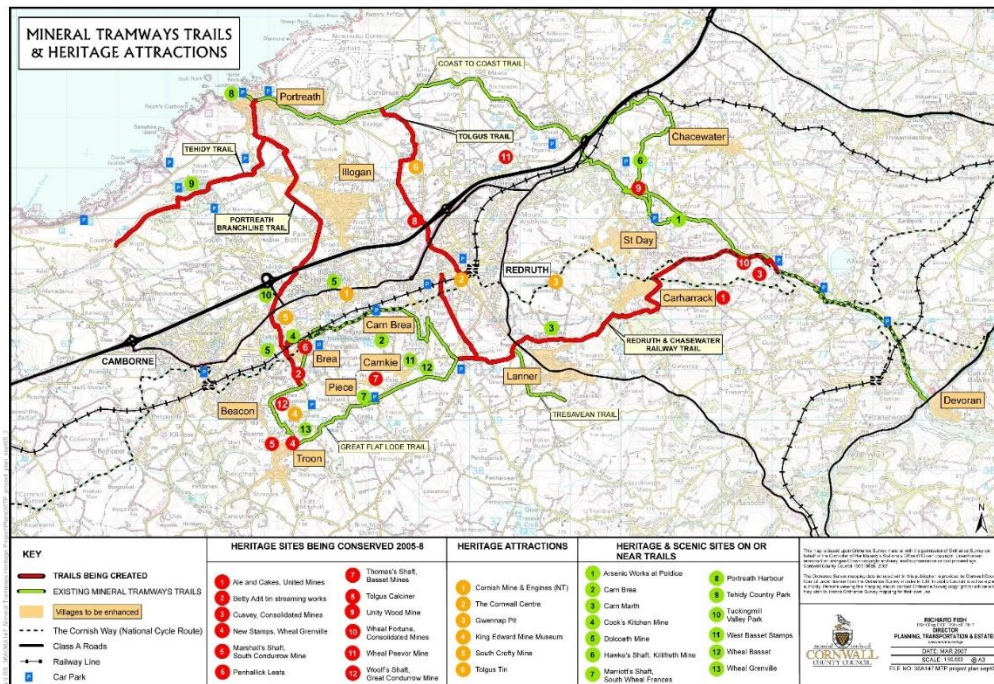
**Policy H3:** Development will only be supported where it respects and/or contributes to the established historic pathways, linking the town and rural sections of the parish & the 8 opeways in Redruth Town Centre. Listed in Table 7.

Opeway or pathway name	Location	On Local Listing?
Opeway 1: Lidgey's Passage	Links Chapel Street to the Regal Fore Street	No
Opeway 2: Lemins Court	links Job Centre to Fore Street	No
Opeway 3: Butchers Opeway	(By Wilko on Fore Street) Links New Cut Car Park to Fore Street	No
Opeway 4: Symons Terrace Opeway	Links Fore Street to New Cut Car Park	No
Opeway 5: Tower House	Links Fore Street to Penryn Street, but is locked out of hours	No
Opeway 6: Cross Street	Links Fore Street to Murdoch House & beyond	No
Opeway 7: Fairmeadow Opeway	Links Fore Street to Fairmeadow	No
Opeway 8: Clinton Passage	Links Fore Street to Fairmeadow	No
Church Lane	Walled lane that is an important walking/cycling route, called Church Lane because it is the historic route that runs from West End southwest towards the parish church of St Euny in Church Town. The lane is depicted and named on the 1876 OS map.	Yes
Lovers Lane	A walled footpath depicted on the 1841 Tithe Map and 1876 and 1908 OS Maps, running along the edge of fields and linking Church Lane with Trewirgie Road. An important walking and cycling route within the present town.	Yes

**Table 9: List of Historic pathways & opeways**

#### **Policy H4: Linking Mining assets to the Town Centre**

3.21 WHS designation is an international recognition of the history of this area. There is a massive opportunity for Redruth to use this to encourage visitors to our town & also for residents to be able to explore & enjoy the town's history. Redruth Town has it's own story to tell and there is the opportunity to effectively link to the mining assets surrounding the town centre by improving pedestrian linkage and signage to the mineral tramways, Portreath, Wheal Peavor and Carn Marth. These all tell the story of Redruth.



### Map 8: Mineral Tramway Trails and heritage Attractions

3.22 **Map 8** dates from 2008, but is still relevant and shows the story of the Mineral Tramways and the long standing desire for the Tolgus Trail and it's importance to Redruth. The map also shows other Mineral Tramway Trails which are in proximity to Redruth and could be much better connected to the Parish and the town centre.

3.23 Although Redruth does not wish to be known as a Tourist Destination, it does want to improve the offer for tourists and residents alike, to show pride in the history. It wants to establish a clear reason to visit.

3.24 Redruth already has many businesses serving the tourist trade. It has 3 long established hotels within the Parish, The Penventon, Tricky's Hotel and the Inn for all Seasons. Redruth has many caravan sites, campsites and other holiday accommodation within a few miles of the town centre, so holiday makers will visit to get provisions. Redruth Parish has a number of tourist and leisure attractions, including (but not limited to) The Gold Centre, Mosely Railway & Toy Museum, Kresen Kernow, & Regal Cinema & Theatre. Redruth offers 4 main festivals each year, St Piran's Day, Murdoch Day, Pasty Festival and Christmas Lights Switch on. There are also the monthly markets on 1<sup>st</sup> Saturday of the month. These are for residents, but will also attract visitors. In addition, Krowj (opened in 2015 and extended in 2020) offers Open Studios twice per year & the Fun Palace event in October each year.

**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**

### **Policies HS1 HS2, HS3 & HS4**

3.25 **Introduction** Since the Cornwall Local plan, adequate housing for residents has become even more challenging. There are many factors including: -

- **Affordability** – January 2023 average house price in Cornwall was £319,235 (UK average house price index). Redruth average price in 2021 was £182,750, lower than the Cornwall average price, but Redruth Employee Annual Earnings average was - £19,261, making property unaffordable to buy. [Appendix 4 Redruth Town Profile](#) has summary data on Redruth's 2021 economic profile. The cost-of-living crisis has further impacted this.
- **Build Rate** – although build rate in Redruth is broadly on track to meet the housing build figure outlined, there are some stalled sites.
- **Housing Mix** – It's not just housing numbers that are important, it is the right mix of housing provision that is critical. The housing needs assessments show the need for older person adaptable and social rented housing.
- **Air BnB** – a map search of an approximate area of Redruth Parish brings up around 300 listings on Airbnb. These properties could be residential rentals.
- **Increasing requirement for Housing needs housing** which is shown in the July 2023 Cornwall Council Housing Needs report for Redruth.

3.26 Since the Cornwall Local Plan was published in 2016 there have been several new policies and advice notes relevant to housing. These are:-

- **Cornwall Council Climate Change DPD**
- **Chief Planning Officer's Advice Note on Providing Homes May 2023**
- **Chief Planning Officer's Advice Note on Affordability September 2022**

These are summarised in this section below.

3.27 **Explaining the types of Housing product for housing needs.** Details on the various types of housing product that are available to address housing needs are explained at length in the Cornwall Council Supplementary Planning Document on Housing.

In summary, these are:

- Affordable Rented Housing – typically at up to 80% of open market rent & no service charge is permitted.
- Social Rented Housing – typically 45 to 55% of open market rent, but a service charge is permitted.
- Shared Ownership – Where the premises are owned by a Housing Association (75% to 25%) and a mortgage holder (25% to 75% An adjustment to allow as low as 10% has recently been allowed.). The occupier pays both rent and mortgage.
- Discounted Ownership - Where the property is sold at a fixed discount, making it cheaper to mortgage. For Redruth [Value Zone 5] the current discount is set at 20% for a 1 bed property and 40% for a 2 bed property.
- First Homes - A discount on the purchase price of a minimum of 30% against the market value with a sale price no higher than £250,000 after the discount is applied in perpetuity, restricted to first-time buyers with a household with a combined annual income less than £80,000. Where justified by local evidence, a deeper minimum discount of up to 50% may be set.
- Shared Equity – Where the occupier enjoys an 'equity loan' (a portion of the equity is owned by the local authority or registered social provider) and therefore can afford a home on the open market
- Starter Homes – available for qualifying first time buyers at a discount of at least 20%
- Rent to Buy - under the national scheme.



3.28 CLP policy 8 [Affordable Housing] says that 'planning obligations will be used to ensure that affordable housing is provided and (where possible) retained for eligible local households.' Policy 9 in connection with Rural Exception Sites says that 'the 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 in line with the council's adopted local connection policies'.

3.29 **A summary of new housing policy advice since the Cornwall Local Plan.** This section provides a summary of these documents considered relevant to Redruth.

### **Cornwall Council Climate Change DPD**

#### **3.30 Policy AL1 Regenerative, Low Impact Development**

Low impact residential development as part of a regenerative use of land will be permitted where the proposal:

- is located adjoining, or well-related to a settlement or comprises an existing farm or the location can be justified in terms of the activity being undertaken and that travel patterns required for day to day needs can be met sustainably; and
- is demonstrably linked to a use of the land that will support a sustainable lifestyle for the development's occupants, be their principal residence and make a positive environmental and social contribution to Cornwall; and
- can demonstrate through a carbon statement a clear zero-carbon approach to both construction and operation and demonstrate self-sufficiency in energy, waste and water; and
- can demonstrate that all activities and structures on site will have a low impact in terms of the environment and use of resources. The need for new structures and buildings on the site is minimised and suitable redundant buildings are used before constructing any new buildings; and
- leads to the environmental and biodiversity regeneration of the site through a binding action plan and conserves and enhances the landscape character, heritage assets and heritage at risk and biodiversity of the site and surroundings; and
- is tied directly to the land on which it is located and new buildings are designed to have a low impact on the land and be removable and the land restored to an acceptable use at the end of an agreed period of time, or when the regenerative or low impact use ceases; and
- the proposal demonstrates a robust justification and improvement plan for the land use and sufficient land is available which can provide for the livelihood and substantially meet the needs of all residents on the site within a reasonable period of time and no more than 5 years from first occupation; and
- provides a trust or other bona fide mechanism for the management and running of the enterprise and the selection of any future residents or activity; and
- demonstrates that the proposals will have no unacceptable adverse impacts upon residential amenity or other neighbouring uses.
- where the above is satisfied permission will first be granted for a temporary period of up to 6 years subject to the condition that at five years from the developments first occupations, a Monitoring Report is submitted to the Authority reporting on how the requirements of this policy have been achieved. Following the grant of temporary permission, permanent permission will only be granted where the Authority is satisfied that the policy requirements have been and will continue to be met.

3.31 **Policy TC5 of the Climate Emergency DPD** enables small scale housing to support employment and community facilities.

### **Chief Planning Officer's Advice Note on Providing Homes May 2023.**

3.32 Cornwall is experiencing a housing crisis. The cost of buying or renting a decent home has risen faster than wages, leaving many households priced out of the market. Cornwall also experiences competition for its housing stock because of its popularity as a holiday destination which also impacts on the

availability and affordability of existing homes. There are not enough affordable homes to meet local people's needs. These problems are currently significantly worse than before the pandemic. This is reflected by the number of people who are becoming homeless and needing help to find a home. Before the pandemic around 250 households were in temporary and emergency accommodation at any one time. In May 2023 there are now 719 households across Cornwall in temporary and emergency accommodation.

3.33 **Securing Homes for All: A Plan to respond to Cornwall's Housing Crisis**, was considered by Cabinet on 15th December 2021 & agreed. It is a material planning consideration in applications relating to the delivery of housing. Four main objectives were proposed:-

- homelessness prevention,
- increased availability of homes for local residents,
- a step-change in affordable housing provision,
- assuring delivery of the new homes needed under the Local Plan.

3.34 Cornwall Council recognises the impact of the housing crisis on the ability to recruit employees. This note recognises that this issue is not fully addressed by the current Cornwall Local Plan and it therefore sets out how accommodation can be delivered to meet those needs by businesses and future employees. The Cornwall and the Isles of Scilly Local Skills and Labour Market Strategy, 2022 – 2030 sets out that their Employer Survey showed that 77% of employers have had difficulty recruiting. Those most affected are employers in Hospitality, Adult Social Care, Agriculture, Manufacturing and Construction. **Appendix 5 Redruth in Numbers** shows these are significant employment sectors for Redruth.)

3.35 **Permitted Development Rights.** Planning permission is not required for certain changes of use of buildings to residential use, subject to first seeking prior approval from the local planning authority. For example, change of uses from Class E (commercial, business and service) to dwellinghouses, and agricultural buildings to dwellinghouses. There are limitations and conditions that any such proposals will need to comply with to be eligible. Please see Planning Permission - Change of use - Planning Portal for a simple guide to the legislation.

3.36 The Chief Planning Officer's Advice Note on Residential Uses in Town Centres (Chief Planning Officer's Advice Note - Residential Uses in Town Centres [cornwall.gov.uk](http://cornwall.gov.uk)) provides further guidance on permitted development rights in town centres, and guidance on dealing with planning applications for changes of use in town centres.

3.37 Where planning permission is required, the Council will give significant weight to the benefits of bringing vacant premises back into use. In some circumstances, it may be appropriate to support the reuse of entire buildings or blocks of buildings. The Climate Emergency DPD contains policies (TC1, TC2, TC3 and TC4) that set out support for diversification of uses and increases in residential uses as part of a more balanced town centre approach. This is in recognition of the Government's policy aims behind the permitted development rights and the flexibilities promoted by them and the use class order.

3.38 **Annexes.** Cornwall Council recognises the role that annexes can play in providing homes for the extended household. The Cornwall Council Annexe Guidance Note provides advice on the policy considerations, validation of such applications: Annexe Guidance Note May 2020 ([cornwall.gov.uk](http://cornwall.gov.uk))

3.39 **Policy AL1 of the Climate Emergency Development Plan Document** makes provision for homes adjoining or well related to settlements, comprising an existing farm or whether the location can be justified in terms of the activity being undertaken where travel patterns for day-to-day needs can be met sustainably. This is for low impact housing, that is broadly self-sufficient and bringing about positive environmental enhancements. Policy TC5 of the Climate Emergency DPD enables small scale housing to support employment and community facilities.

**3.40 Use of Modular Units** Modular units within towns or other settlements to provide short-term accommodation for employees would accord with the housing strategy set out in Policies 2 and 3 of the CLP, and Policy 1 of the Site Allocations Development Plan Document (DPD). It will be important to ensure that this approach does not result in substandard accommodation in the short term. Applications should demonstrate that the internal and external spaces are appropriate, having regard to the likely time periods for occupation.

**3.41 Build to rent** is an opportunity for employers to manage both the affordable and private market rental units within a new development. Build to Rent is a product that may be suitable to meeting particular needs such as employment rather than a substitute for traditional rental delivery. Affordable rented housing is owned and rented by Registered Providers unless part of a Build to Rent Scheme. Affordable private rent and private market rent units within a development should be managed collectively by a single build to rent landlord. A minimum 3-year tenancy will need to be offered by 'family friendly tenancies'. Eligibility for occupation of the affordable private rent units should be agreed between scheme operator and LPA. Cornwall Council would require the local connection criteria and would assess the affordability of the homes. The affordable units would be capped at local housing allowance, in order to ensure affordability.

**3.42 Options for housing delivery outside existing settlements** -There may be opportunities to provide staff accommodation at existing businesses, or there may be opportunities elsewhere where sustainable transport links can be provided between the accommodation and the business.

**3.43 Temporary Accommodation:** Applications for temporary uses of land, including the stationing of caravans for staff accommodation will be looked upon favourably by the LPA where it is demonstrated that the accommodation will meet an urgent need for staff accommodation where those needs cannot be met by existing housing provision. The Council expects these types of applications to demonstrate that the residents will be able to access their place of work and services by a range of sustainable transport modes. The homes should be well located in relation to the existing business they are seeking to support. Any permissions would be subject to conditions requiring the units to be occupied by the staff/ removed from the site when no longer in use/time limited to a reasonable period which reflects the accommodation needs.

**3.44 Change of use of existing holiday units:** it is proposed that a new use class is developed for second/holiday homes which would give the council control over the future of local housing stock. In addition, in the longer term, the Council hopes some of the homes that are currently being used as holiday lets to revert back to permanent homes. It may be appropriate to change the use of existing holiday accommodation to permanent residential accommodation. The Council will support the use of existing holiday accommodation on a temporary basis to address the urgent affordable housing need. There are Chief Officer Planning Advice Notes for both topics.

**3.45 Live/work units outside of settlements:** The development plan allows new business development where it is well related to settlements and makes specific provision for live-work units. The Council will take a supportive approach to proposals for on-site accommodation for employees as part of a live-work proposal where the employment element accords with Policy 5 of the CLP. The need to travel would be reduced by working and living at home, and residents should also have option to travel by a range of sustainable transport modes. This is not intended to permit isolated homes in the countryside.

**3.46 Local needs homes:** There are existing homes that are restricted by local connection criteria but are not subject to any price restriction. Due to the lack of price restriction these are of less benefit to meet affordable housing needs. In these cases, the Council would be happy to waive their nomination rights to enable employers to rent these out to qualifying employees (i.e. those that meet the local connection criteria).

**3.47 Self-build:** The Securing Homes for All: A Plan to address Cornwall's Housing Crisis identifies the need to support the increased supply of sites and accelerated delivery of housing including custom and self-build. Self-build or custom build helps increase consumer choice, diversify the housing market and could contribute towards addressing Cornwall's Housing Crisis. The basic premise of self-build housing is that if a site is suitable for housing, it is suitable for self-build housing. Affordable self-build may provide a solution for those people whose needs may not be met by the market and who are unable to find a suitable affordable home in their area. Policy 9 of the Cornwall Local Plan 2016 supports the provision of affordable led developments outside but adjacent to the existing built-up area of smaller, villages and hamlets. The Council has published a Chief Officer note providing more detail on the provision of self and custom-build homes.

**3.48 First Homes:** Cornwall Council are not actively requiring First Homes as part of an affordable housing scheme; however, these schemes remain an option for developers. First Homes are designed to allow people to get on the housing ladder in their local area, and to ensure that key workers providing essential services can buy homes in the areas where they work. Cornwall Council has not identified a definition of key worker. Cornwall Council's Chief Officer Note on First Homes applies Cornwall's local connection criteria, meaning that housing should meet a need in the primary parish or town in which the development is located before cascading out (the local eligibility criteria applies for a maximum period for 3 months). First Homes are available to purchase by anyone meeting the definition of a 'first-time buyer' for stamp duty purposes and should have a combined household income of less than £80,000.

**3.49 Exception sites:** Policy 9 requires that the occupation of the affordable homes must be to those with a housing need and local connection to the settlement or parish. However, this will not help employers or employees if potential workers do not already have a local connection. A local lettings plan (subject to first meeting the eligibility criteria in the s106) could include priority to be given to the local employment sector where this is justified by the housing needs that the development is seeking to address. The section 106 could also include provisions for employers to enable priority of intermediate forms of affordable housing to go to workers who also fulfil the local connection criteria, again where this is justified by the application.

**3.50** Where open market housing is shown to be essential for the successful delivery of the site based on a detailed financial appraisal, this could be rented by the employer with no restriction. The Council encourages schemes that come forward which are employer led to ensure that all homes on exceptions sites are meeting the needs of the local community and businesses. Registered providers can apply for grants to deliver additional affordable housing beyond that required by policy. An employer could work in partnership with a registered provider to deliver a site as an 100% affordable housing scheme.

#### **Chief Planning Officer's Advice Note on Affordability September 2022**

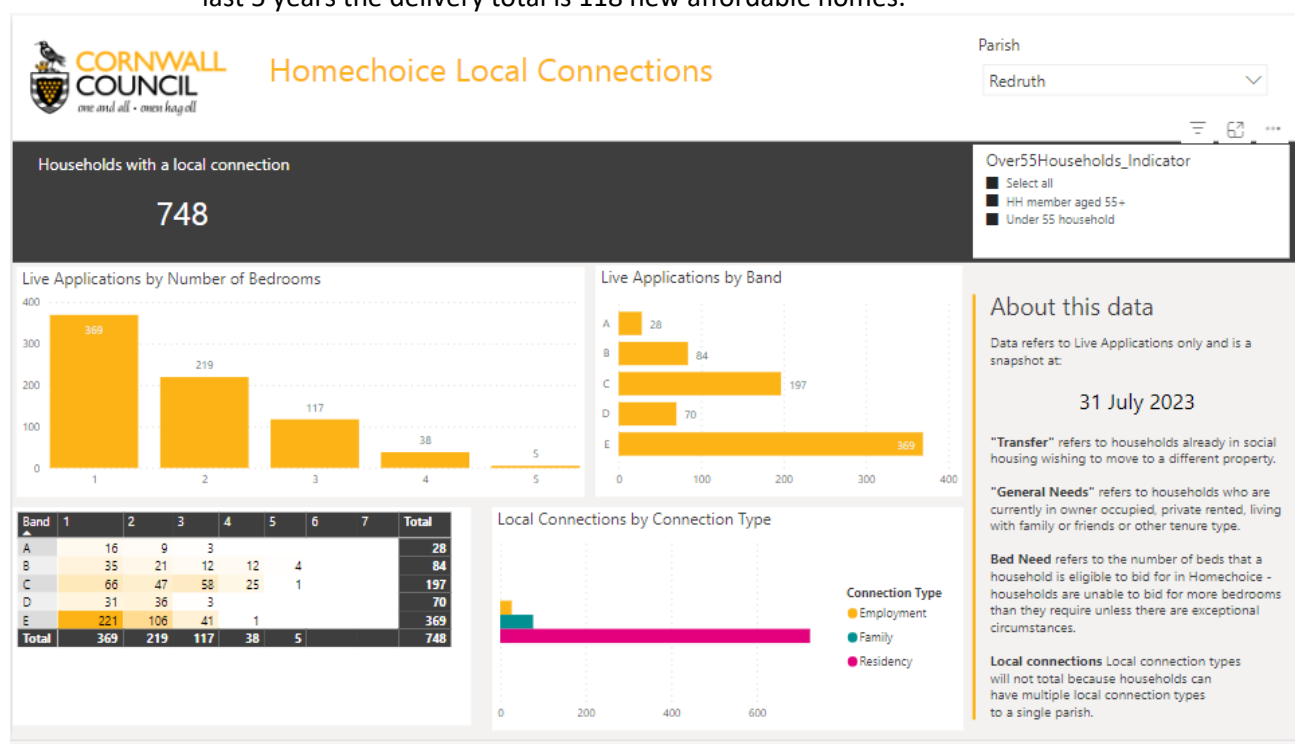
**3.51** Policy 8 of the Cornwall Local Plan 2016 sets out the requirements for affordable housing. Policy 8 explains that the Council will typically seek a split of 70% affordable rented and 30% intermediate housing for rent or sale. The policy does not specify which rented tenure is required but restricts the initial rent level (inclusive of any relevant service charges) to not exceed the housing allowance. This is typically associated with affordable rented homes.

**3.52** Affordable rented homes are restricted to no more than 80% of the local market rates. Social rented tenure is linked to affordability for people in housing need. The rent is typically lower than affordable rent. The Housing Supplementary Planning Document (Housing Supplementary Planning Document (SPD) - Cornwall Council) sets out that the rent will vary depending on location and house type, but the evidence shows that typical rents were equivalent to 45-55% of open market rents. The Council expects developments to deliver their rented proportion of affordable homes as social rented housing.

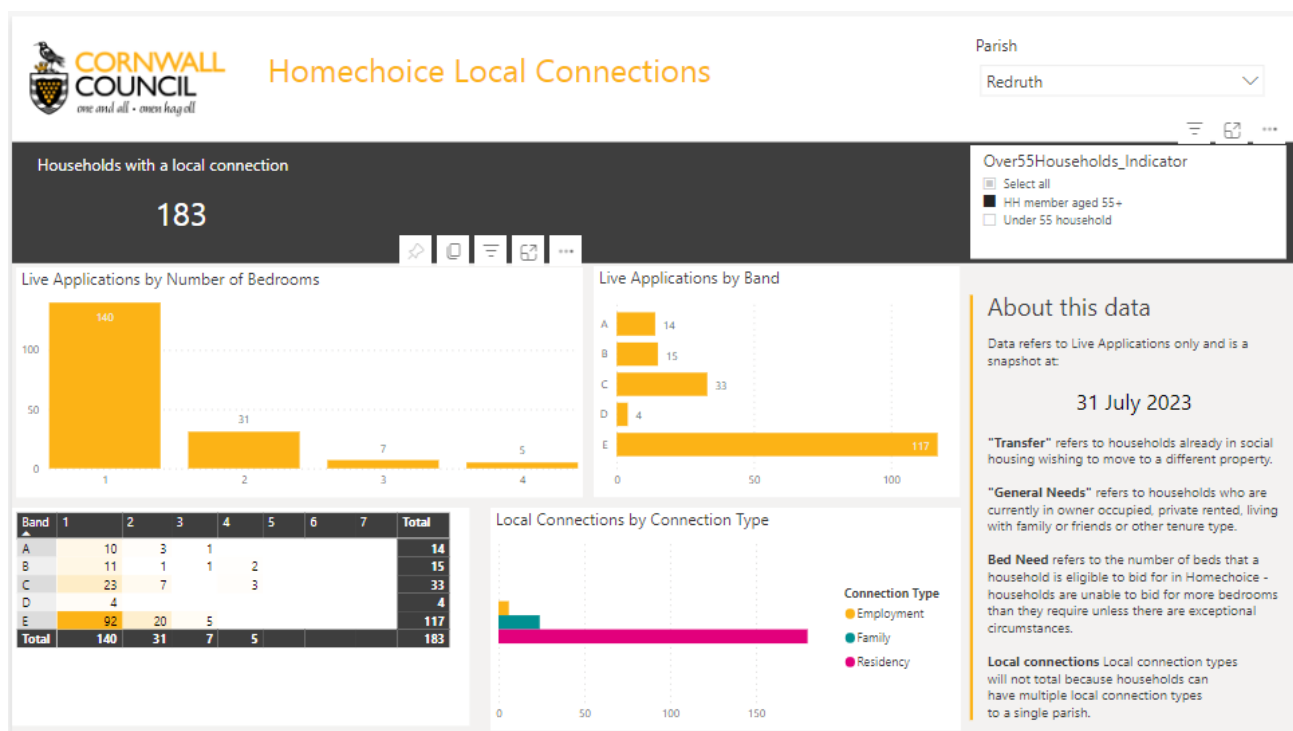
3.53 Cornwall Council has undertaken viability testing to ensure that the delivery of social rented homes rather than affordable rented homes maintains the same viability. The viability testing was undertaken across Zones 1 – 5 and across a range of typologies. **Redruth is Value Zone 5. The split is 50% social rented and 50% intermediate housing.**

3.54 **The housing needs figures for Redruth on 31<sup>st</sup> July 2023.** (Source Cornwall Council)

- **748 Households** registered on Cornwall Homechoice with a qualifying local connection to Redruth; of which
  - **183 households are aged 55+**, 140 of these households require 1 bedroom accommodation. The affordable team support the delivery of 1.5 bedroom bungalow / ground floor accommodation so as to provide an additional space for future care/medical needs should they be required
  - There are 4 households requiring full wheelchair adapted accommodation, 1 x 1 bed need and 3 x 2 bed need.
  - Since 2009 there have been a total of 532 new affordable homes delivered, although in the last 5 years the delivery total is 118 new affordable homes.







### Support Available to Deliver Affordable Housing.

3.55 Cornwall Council's Affordable Housing Team are open to discussions with community groups or developers looking to deliver affordable housing. Their 'Community Led Housing' page <https://www.cornwall.gov.uk/housing/affordable-housing/community-led-housing/> has further details of how they can assist local groups, including information on funding.

3.56 Community-led housing is about giving local people a leading role in addressing the need for affordable housing in their area. Local communities can come together to plan, design and often manage

their own developments. With the aim of creating affordable homes for the people that need them the most.

3.57 There are several ways that community-led housing projects can happen:

- Homes can be developed or owned by a community land trust
- Affordable self-build
- Partnerships between the community and a housing partner. This includes a registered provider, local authority or other body.
- Housing cooperatives.

3.58 There is also Funding for community-led housing projects, which could help get the ball rolling. This includes:-

- Community-Led Housing - Early Stage Feasibility Fund. This is a new fund administered by Cornwall Council. It provides revenue funding which will help communities to bring forward more affordable housing. Costs will cover items such as initial start-up costs, designs, surveys and feasibility work. All the way up to getting your planning application submitted.
- CLT Land Remediation Fund supports the development of new community-led affordable housing. The £1m fund was set up to tackle expensive-to-develop sites that communities want to see turned into affordable housing.
- Community Land Trust Revolving Loan Fund can provide a short-term loan for Community Land Trusts. This can help finance the build stage of a community-led housing project.
- Capital Housing Grant provides a capital grant for community-led housing organisations. The total funding available is £700k.

### **Housing Targets**

3.59 **The Cornwall Local Plan SPD document has set the following targets for CPIR (2010- 2030):**

- **To develop 5,200 dwellings between 2010 and 2030.**
- For Homes outside the Urban Area (development boundary) are in a separate definition and target referred to as the Rural Target, **which is 1000** for CPIR.

3.60 **This Neighbourhood Plan (through the Housing Needs Assessment) has set the target as 1960 dwellings** for Redruth Parish between 2010 and 2030.

3.61 **Summary of Redruth NDP Housing Needs Assessment undertaken by AECOM in 2019**

A very short summary results of the four agreed research questions are detailed here. A longer version is given earlier in this document.

- The Housing Needs figure for Redruth for 2010- 2030 is calculated at **1960 dwellings or 98 dwellings per annum for the whole period.**
- For 2020 to 2030 **another 1038 dwellings** are required or 104 dwellings per year in Redruth Parish.
- A strong focus should be placed **on delivering more affordable housing. There is a need for more social rent property.**
- This HNA has established **the need for affordable homes, housing for older people & housing for specialist needs**, many of which tend to be smaller dwellings.
- An overall total of **524 specialist dwellings for older people who require housing with care** is required. There are 190 existing units of specialist housing for older people in Redruth, **so a minimum of 334 new units are required (28% of 2020-2030 target of 1178 dwellings should be housing with care).**
- The number of households falling into potential need for specialist accommodation for disability or health related challenge is **305**— though around half of these have limited needs. **Therefore 305 (26%) of the dwellings to come, must be adaptable for specialist housing.**
- The four most common adaptations required by households containing people with a disability or other health-related challenge are
  - a grab hand-rail (40%),

- a bath or shower seat (30%),
- a specialist toilet seat (25%),
- and a shower to replace a bath (19%).
- It is relatively easy for new housing to be suitable to be adapted in these ways at relatively low cost, and this minimum measure of adaptability across new housing in Redruth would be reasonable given the evidence of a growing population of people with disabilities. **Bungalows can play an important role in meeting the current and future needs of people with accessibility needs.**
- Summary of requirements 2019-2030.
  - 334 units    Housing with Care for the elderly**
  - 305 units    Specialist housing for disability or health related challenge**
  - 539 units    Housing mixed (minimum of 25% affordable)**
  - 1178 units    Total requirement 2019 – 2030 for Redruth**

3.62    **2023 – The Former Trengweath Hospital Site.** Following -pre-application advice sought in 2022 there is a planning application in for redevelopment of the Trengweath Hospital site. PA22/06830, which at the time of writing is still awaiting a decision.

The application is for demolition of some of the buildings & erection of a 52 no. bed care home, erection of 6no. dwellings for over 55's, refurbishment and extension to Trengweath House to form a specialist care facility and refurbishment of Trengweath Cottage to form staff accommodation.

## Policy HS1    The Development Boundary

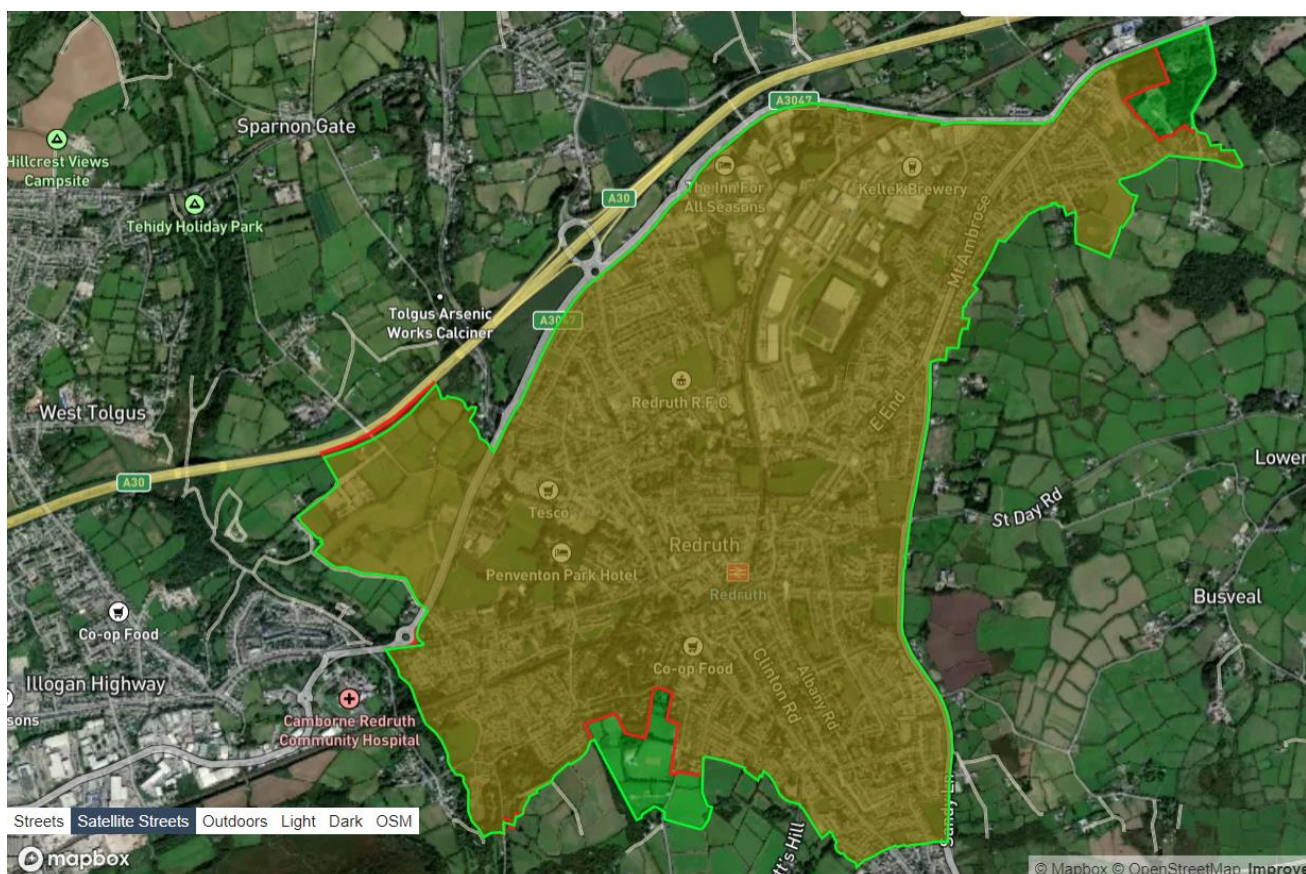
3.63    Redruth Parish does not currently have a publicly agreed Development Boundary.

The Development Boundary of a town indicates where development will be permitted within the boundary and resists development outside.

Developments outside the boundary line are known as rural exception sites and are included in that target figure. Developments outside the boundary line are predominantly 'Affordable Housing' developments.

3.64    North Country was also specifically discussed as it is a significant housing area which sits outside the proposed development boundary currently. As a result of the consultation and evidence gathering North Country is not being brought within the Development Boundary in this NDP, however the area should be better recognised when considering how it's residents connect to the rest of Redruth.

<b>Policy HS1:</b>	<b>Setting the Development Boundary</b>
<b>Policy HS1:</b>	<p><b><u>Policy Direction:</u> 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.</b></p> <p><b>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.</b></p> <p><b>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</b></p>



The green lines shows the original proposed development boundary line.

The red lines show the amendments following consultation and show the proposed new boundary line.

### Map 9 Proposed development boundary V2

**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.



<b>Policy HS4:</b>	<b>Mixed Development Schemes</b>
<b>Policy HS4:</b>	<p><b><u>Policy Direction:</u></b> The development of mixed tenure schemes (affordable and market housing) will be supported and encouraged where;</p> <ul style="list-style-type: none"> <li>i) it can demonstrate it meets a local need for housing; and</li> <li>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).</li> <li>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.</li> </ul>

<b>Policy HS5:</b>	<b>Conversion of Residential Garages.</b>
<b>Policy HS5:</b>	<p><b><u>Policy Direction:</u></b> 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.</p>

## **Policy Area: Town Centre**

3.65 **Redruth Town Centre** is discussed separately to the rest of the employment sites in this report as the town centre has a different function to the other employment sites in Redruth.

3.66 Redruth has for centuries been one of the greatest market towns in Cornwall, with metal ore extraction a key factor in Redruth's economy from at least the 13th century.

3.67 Strategically located at an important crossroad and river fording point, the town's layout is defined by its topography with higgledy-piggledy lanes and beautiful historic buildings and opeways.

### **Policies T1, T2, T3 & T4.**

3.68 **Cornwall Council Climate Change DPD** adopted in 2023 contains 5 policies relating to Town Centre development. The four policies relevant to Redruth NDP policies are detailed in summary here.

#### **3.69 Policy TC1 - Town Centre Development Principles**

1. Development in town centres should support, maintain or enhance the viability and vitality of the settlement, recognising that they are at the heart of the communities that they serve and may act as a wider service centre for a number of other settlements.
2. Support will be given for the diversification of uses and increase in the number of residential dwellings in town centres to support its long term sustainable, social and economic stability. This would be achieved through change of use, redevelopment, enhancement of the public realm and conservation and enhancement of the historic environment and heritage assets and promotion of sustainable lifestyles by, for example, reducing the need to travel and improving access to public transport. Regard should be given to how the development proposed would help deliver or support the towns' Place Shaping Vision and Priorities, where such a document exists.



3. Development of community facilities and appropriate temporary uses that maintain or increase footfall and vitality will be supported. The provision of a range of high-quality residential dwellings using underused or redundant space will be supported.
4. All development should complement the local distinctiveness of our town centres, responding to the culture of the community and enhancing the historic environment, including public realm; where possible improving conditions for active travel, public transport, play and general amenity including green infrastructure and open space and be designed for safety and security. The conversion of ground-floor retail units or redevelopment of buildings should encourage activity and vitality; where these are converted to residential use consideration should be given to retaining the historic street frontage and keeping an active use, such as for workspace or home office.

### **3.70 Policy TC2 – Place Shaping Vision and Priorities, including Town and Town Centre Renewal Priorities**

The Council supports the development of locally led Place Shaping Visions and Priorities to help manage the transition of town centres to community focused and sustainable spaces. Locally produced town centre strategies will be material to determining planning applications. Vision and Priorities should take a proactive approach to planning for retailing and related community and cultural facilities and services to:

1. support the role of the town centre to secure a sustainable mix of retail, facilities, housing and cultural facilities set within an attractive public realm to create strong, lifetime neighbourhoods;
2. provide a decision-making framework that helps maintain, manage and enhance the vitality of the town and provide a mix of uses including shopping and facilities which provide local goods and services, especially essential convenience and specialist shopping or valued local community assets, including pubs and social facilities;
3. identify areas where it would be appropriate to promote changes of use from retail to other uses and facilities, including the development of high-quality housing for a variety of residents, especially where they are accessible by walking, cycling and public transport and would support the town centre;
4. support attractions and uses that bring people into town such as markets including any facilities or changes to road systems and the creation of pedestrian focused spaces necessary to accommodate them and to contribute to the vitality of town centres;
5. manage and support distinctive clusters of uses to create diversity in town centres;
6. support:
  - a) the broader vitality and viability of the centre and add to its quality and diversity of offer;
  - b) sense of place, local distinctiveness and identity;
  - c) community safety or security;
  - d) supporting transport through creating opportunities for accessing a number of facilities and services;
  - e) health and well-being and the social, cultural and heritage value of the centre;
  - f) improved public realm through conservation and enhancement of historic assets and their setting, green infrastructure provision designed to enhance the character and distinctiveness of each town centre, including where appropriate street trees, pocket parks and orchards and biodiverse public spaces;
  - g) opportunities for promoting shared travel solutions and co-mobility, including through the locations for car club vehicles and to support cycling including the provision of well-located suitable, highly accessible and safe and secure bike parking, charging and storage.

### **3.71 Policy TC3 - Diversification of Uses in Town Centres**

1. Development in town centres, including in primary retail areas, will be supported where they will positively contribute to a mix of uses so that centres become community hubs that people want to visit.

2. Proposals for redevelopment or larger scale reuse in town centres will be supported where they will help to provide the following benefits:

- a) sustain and enhance the vitality and viability of the centre;
- b) accommodate economic and/or housing growth through intensification of existing buildings and spaces;
- c) support and enhance the competitiveness, quality and diversity of the town centre offer of retail, leisure, employment, heritage and cultural, other consumer services and public services;
- d) are of a scale in keeping with the centre;
- e) promote access by public transport, walking and cycling;
- f) promote safety, security and lifetime neighbourhoods;
- g) contribute towards an enhanced natural environment, urban greening, public realm and links to green infrastructure;
- h) conserve and enhance the historic environment and heritage assets and their setting;
- i) reduce delivery, servicing and road user conflict, including the creation of pedestrian dominated areas.

3. Splitting of large retail or commercial units that are no longer required or sustainable will be supported where it will create a supply of unit sizes responsive to the local market, support innovation in creating economic resilience and cultural heritage and facilities and maintain or enhance the character and appearance of the host building. The creation of flexible space and mixed uses for temporary or collective uses will be encouraged to bring buildings back into use.

4. The provision of cultural facilities, community and non-residential institution uses such as clinics, nurseries or schools should be encouraged and located in places that maximise footfall to surrounding town centre uses.

5. New housing uses should be provided in redevelopment of buildings or sites at a density that maximises the benefits of being sustainably located whilst ensuring that residential amenity is provided for, ensuring that they do not lead to conflict with existing permitted uses or premises in the area.

### **3.72 Policy TC4 – Density of Development in Town Centres**

1. New residential development in town centres should make best use of land and buildings, taking into account the availability of services within walking and cycling distance and accessibility by public transport.

2. Development proposals that provide a well-balanced and diverse range of high-quality housing, providing a range of tenures and sizes will be supported. A mix of family homes, smaller households, older people's housing and student accommodation are encouraged.

3. Development proposals shall conserve and enhance the significance and settings of heritage assets and historic townscape character.

4. Development in town centres should not result in the loss of green space and should create opportunities for enhanced green infrastructure and green spaces in line with a Cornwall Council approved metric. Where appropriate developments should contribute to the planting of street trees and the creation of pocket parks.

## **Policy T1: Town Centre Vision for Redruth**

### **The current situation (2023)**

3.73 The quality, diversity and rich architectural detail of the buildings is associated to its former wealth as the administrative and financial centre of Cornwall Mining and creates an outstanding streetscape. However, many of the buildings are in a poor state of disrepair and there is a need to reshape the economy

of the town centre and invest in the town's heritage and historic fabric so that it becomes a key component of the town rediscovery and revitalisation.

3.74 The retail centre is focused on Fore Street, Alma Place, Green Lane, Chapel Street, Penryn Street and Bond Street and includes The Buttermarket off Station Hill.

3.75 It has a mix of retail, civic, office and cultural functions - with a hard-working business community at its core providing independent retail, fruit and veg shops, butcher, bakers & pastie shops, hair salons, take-aways, betting shops, independent cafes, pubs, a few professional services, a noticeable number of independent charity shops, a theatre/cinema & the recently opened Murdoch Museum at Murdoch House. Unfortunately, the town has lost all the banks & building societies except Nationwide which is only open part time & the post office is currently closed.

3.76 There are also a number of antique/ re-purposing /up-cycling shops & businesses such as Make A Mends, Daisy Rain Vintage, Thornleigh Curios and Collectables and La Belle Art Deco.

3.77 There is also a noticeable presence of the creative industries on the high street with galleries and arts collectives, such as The Craft Collective, Auction House, The Art Room, Red Pottery and Golden Tree Productions based at the Old Arts School, but there is room for much more. The Ladder, has now established a Community Hub in the former Passmore Library, and with the lease of the building will host The Writer's Block and artists in residence together with offering studio space.

3.78 There is a noticeable lack of green civic and dwell space in the town centre. Places for people to meet, socialise, eat lunch and enjoy nature.

3.79 The trade that is possible during the day isn't transitioning to a successful early evening economy. There is some residential use, predominantly on upper floors.

3.80 Currently under-utilized, and recognised as needing greater support, there are a significant number of vacant shops and a lack of tourism functions.

3.81 A coherent palette of building materials provides a quality and unity to the town centre core - with a mix of local granite, killas, slate and sometimes brick in commercial buildings.

3.82 As we all know Town Centres are going through massive change in this plan period. In the future Town Centres should act as a leisure space, gathering space and as draw for tourists as well as a public transport interchange. The primary purpose is no longer retail.

**3.83 The Redruth Town and World Heritage Site Spatial Vision & Investment Plan 2022 (Appendix 6),** funded via the HSHAZ project and the Town Vitality money provides most of the evidence base for Redruth Town Centre policy recommendations & a plan for improving the town.

3.84 **The HSHAZ Project** There is also the highly influential presence of Redruth Revival CIC who is currently undertaking a multimillion pound regeneration of the historic Buttermarket, and as a result the former tenants have relocated to various spots in the town centre. The former HSBC bank in Redruth, which had been closed since May 2017, has reopened its doors as a creative workspace housing a collection of artists that were based at the Buttermarket - including Siobhan Purdy, Cosmic, Linda Stubbs and Liam Jolly of the Auction House Gallery. Another former tenant, Kevin Downing of Lucky's Record Bar, has relocated on Fore Street, opposite the Town Clock. When in the Buttermarket, his store was dubbed the smallest record shop in England by Graham Jones, author of books about record shops that includes Last Shop Standing, The Vinyl Revival and The Shops That Made It Happen.

**3.85 REDRUTH HSHAZ CULTURAL PROGRAMME** With an initial grant of £80,000 awarded by Historic England in 2021, the Redruth HSHAZ Cultural Programme “Redruth Unlimited” has garnered a positive groundswell of enthusiasm, empowering the community to take the reins to revitalise Redruth with projects such as Redruth Press, Hellfire Kernow and Treasures of Redruth. There is a waiting list for grant funding and local and national cultural bodies wishing to develop and deliver a range of cultural events from small-scale, pop-up events to major festivals in Redruth town centre including - Under the Bridge by Liam Jolly; Red River Festival by Redruth’s young people ‘Agents for Change’; Seed funding for Pop-ups in underused parts of the town; St Piran’s Cycling Festival and Purposeful Redruth by Hemingway Design

<b>Policy T1:</b>	<b>Town Centre Vision for Redruth</b>
<b>Policy T1:</b>	<b>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)</b>

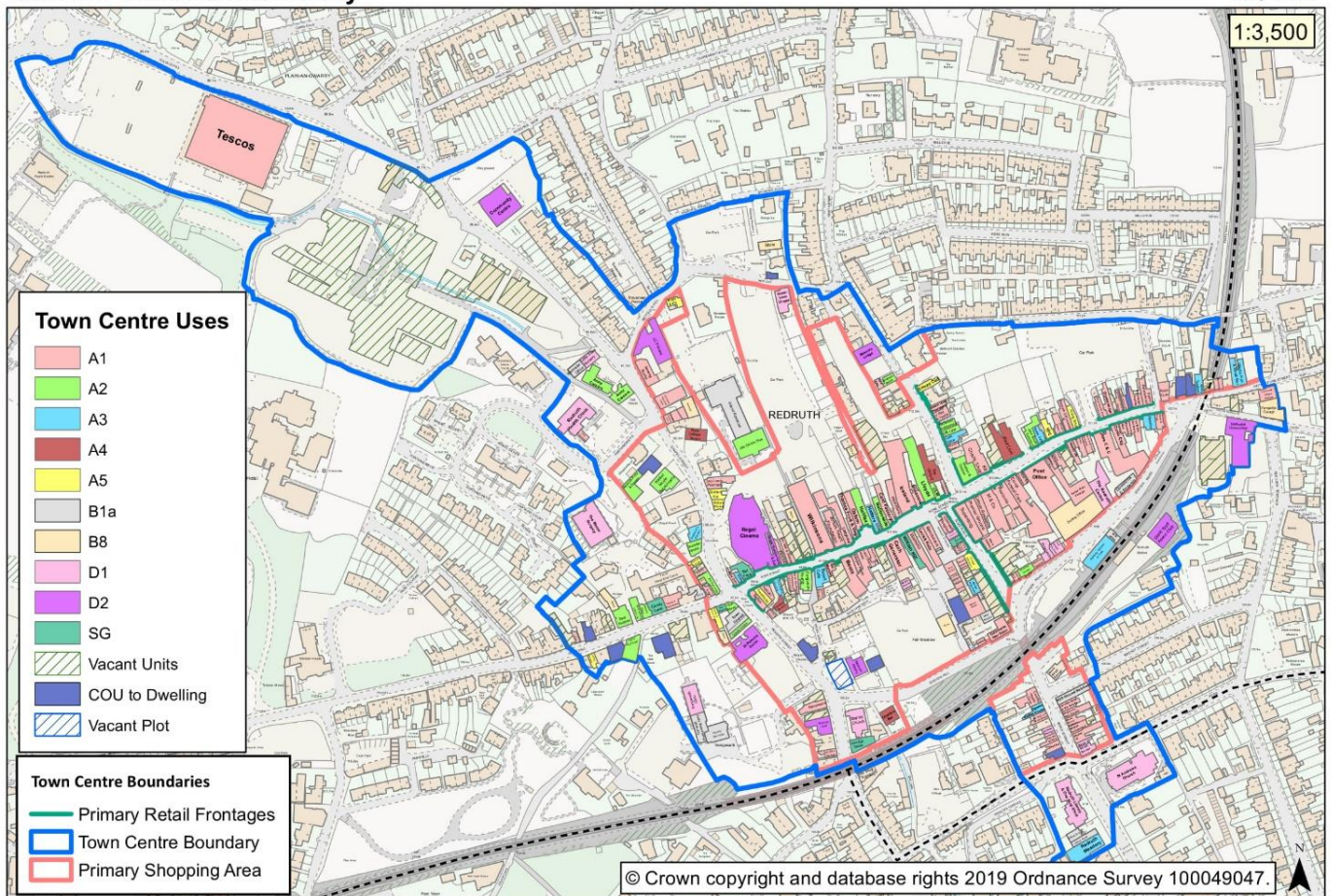
**Policy T2:** Primary Retail Frontage & **Policy T3:** Upper Floors and the rear of Town Centre buildings

**3.86 Retail vacancy rate:** Since the Cornwall Council Local Plan was published in 2016 retail has changed and less space is required. Cornwall Council monitors Cornwall’s Town Centres on an annual basis and the results for Redruth in 2020 are given here. In 2013 the vacancy rate was 15.6% in Redruth, in 2020 it had increased to 20%.

Survey Year	A1	A2	A3	A4	A5	B1a	D1	D2	Vacant	Other	Total	% Vacancy	% Cornwall Vacant
2020	85	22	15	4	11	11	15	8	46	8	225	20.4	13.2
2019	93	24	14	5	11	11	16	8	35	8	225	15.6	11.2
2018	94	26	14	5	10	10	20	9	34	6	228	14.9	10.4
2017	91	28	15	6	9	8	17	10	36	7	227	15.9	9.6
2016	95	26	13	4	9	10	19	10	39	5	230	17	9.4
2015	91	29	13	4	10	10	19	10	47	6	239	19.7	9.1
2014	94	34	16	4	9	10	20	10	37	2	236	15.7	8.6
2013	97	34	13	5	9	12	17	11	37	2	237	15.6	8.4

**Table 10: Redruth Town Centre Uses by Survey Year, including % vacancy rates.**





**Map 10: A Map showing the town centre boundary & primary retail frontage as per the Cornwall Local Plan.**

<b>Policy T2:</b>	<b>Primary Retail Frontage</b>
<b>Objective:</b>	Primary retail frontage should permit other commercial uses which require customers to visit in person.
<b>Policy T2:</b>	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.
<b>Policy T3:</b>	<b>Upper Floors and the rear of Town Centre buildings</b>
<b>Policy T3:</b>	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

**3.87 Car Parking Study:** In 2022, to support the Lavigne Lonsdale Town Investment Plan work PJA were commissioned by Redruth Town Council to undertake a Car Parking, Servicing and Access Study for the Town Centre.

This took place May – August 2022.

On-site surveys using a Red, Amber, Green Audit were carried out of the 7 town car parks in July on a weekday and Saturday (when no specific events were taking place). It also included on-street parking within a 5-minute walk zone of the town centre.

#### 3.88 Summary findings of the Car Parking Study

- High levels of on-street parking – over-subscribed on Upper Fore Street with impacts felt on nearby residential roads
- Iceland and Flowerpot are the most used car parks during the weekday
- St. Rumons and Iceland most used on a Saturday
- Highest proportion of parking are short stays 15- 30 mins in week and 30mins – 2hrs on Saturday
- Little demand for long stay
- Very low parking rates in the evening
- Significant use of car parks outside charging period, particularly Cornwall Council ones where tariffs are between 09:00-16:00
- There is a significant over provision of car parking. It could be halved from 697 to around 330 and still accommodate the level of demand
- There is a definite case for more flexible use of under occupied car parks
- Service areas for loading and waiting are allocated within the town centre on Green Lane and Alma Place
- Rising bollards restrict service access to Fore Street to between 16:00 - 10:00.

Car Park Name	Owner	Spaces	Charges	Peak Occupancy Rates	Audit Rating
<b>New Cut Extension</b>	Cornwall Council	55 (including 4 disabled) + 1-2 coach spaces	Long Stay 0 - 4hr between £1.60 - £4.40, 24hr £5.10	60% Saturday + Weekday	Amber
<b>New Cut</b>	Cornwall Council	197 including 9 disabled, 6 motorbike + 7 private residential spaces	Short Stay 0 - 3hr between 80p - £3.70	38% Saturday /32% Weekday	Amber
<b>Iceland</b>	Private	55 including 2 disabled + 4 motorbike spaces	Short Stay, 0 - 2hr between 50p - £1.00. Iceland refunds £1 on spend over £5.	92% Saturday / 96% Weekday	Green
<b>Flowerpot Chapel</b>	Cornwall Council	129 including 8 disabled, 3-4 motorbikes + 2 electric charge points	Long Stay, 0 - 4hr between 80p - £3.70, 24hr £5.10	77% Saturday + Weekday	Green
<b>Fairmeadow</b>	Private	145 spaces	Long Stay, 0 - 12hr between £1.50 - £3.00	22% Saturday + Weekday	Red
<b>St Rumon</b>	Private	36 spaces	Short Stay, 0 - 4hr between 50p - £3.00	75% Saturday / 61% Weekday	Amber
<b>West End</b>	Cornwall Council	85 spaces	Long Stay 24hr only £2.80	42% Saturday + Weekday	Red

**Table 11: Summary of the 7 Car Parks in Redruth Town Centre reviewed in the July 2022 study.**

## The Fair Meadow Site

3.89 Fair Meadow is located on Station Hill adjacent to the Grade II Buttermarket and connected via two opeways - Clinton Passage and Fair Meadow - to Fore Street. It has been a privately run car park for some time, with a derelict building on site which has historically been used for retail. The remainder of the site is a poor quality, degraded, large expanse of tarmac with level change east to west across the site. Poor threshold to Buttermarket with conflict of cars and pedestrians.

3.90 The site has lost its historic character with no reference to its former importance as a Medieval Fair and later as Redruth cattle market.

3.91 Site area is 0.3 hectares. The site is within the World Heritage Site and Redruth Conservation Area and is adjacent to a number of listed buildings. As a result, the height, massing and design of the proposals must be informed by a Heritage Impact Assessment.

3.92 Whist FairMeadow Car park is the most accessible by car when approached from the south of town, the car parking study identified it is severely under occupied, with a maximum 22% occupancy rate.

3.93 A £3.7m refurbishment of the Buttermarket commenced at the end of 2022. Led by Redruth Revival CIC, the Buttermarket will reopen in Spring 2024 and will provide a revitalised space for small specialist shops, affordable workspace, entertainment and a range of small food and drink outlets. With an enhanced programme of markets and other events the intent is to grow footfall to the town centre and rediscover Redruth's reputation as a market town. The Redruth Town Council offices and Redruth Library have also re-located into Alma Place in 2020.

3.94 There is the opportunity to develop this as a flexible, multi-use space for parking, events, cycle hub, visitor information etc., to support the revitalisation of the Buttermarket together with improved access to the town centre. The Redruth Town & World Heritage Site Spatial Vision & Investment Plan (Lavingne Lonsdale) Appendix 6 includes a concept plan. Redruth Revival CIC have purchased the Fair Meadow site with Levelling up funding support in 2023.

3.95 The March 21 – June 21 Issues consultation asked respondents whether Fairmeadow Car Park should be retained as a car park either in full or in part and not allocated as a Retail Development site. The Development site should be reviewed – what do you think? 73% of respondents supported this proposal, 13% were undecided and 14% disagreed.

## Add in the SEA work

<b>Policy T4:</b>	<b>Fairmeadow Retail allocation review</b>
<b>Objective:</b>	<b>Fairmeadow allocation in Cornwall Local Plan as a Retail Development site should be reviewed.</b>
<b>Policy T4:</b>	<b>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.</b>

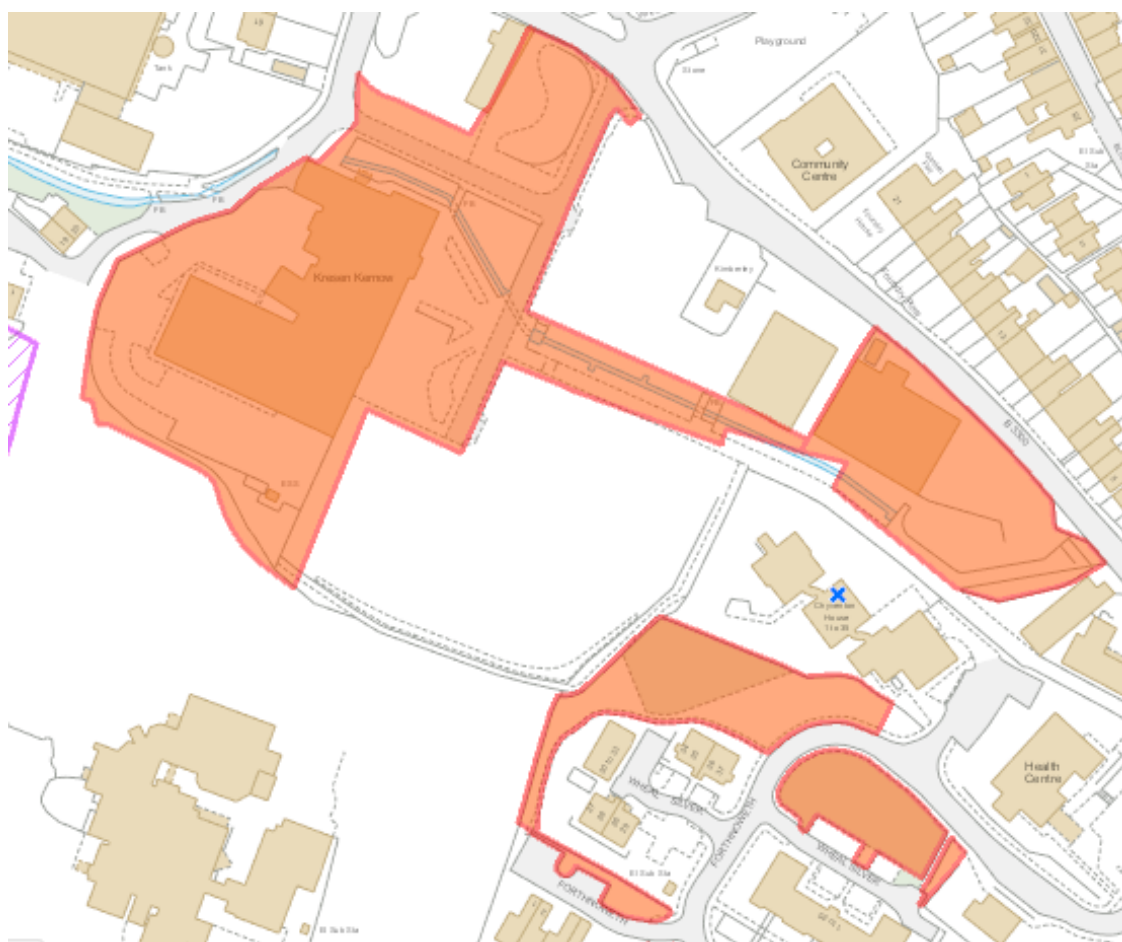
## Policy T5: Redruth Brewery Site re-development

3.96 Redruth Brewery site is the largest derelict site in Redruth - the flagship project for the town. Early in this NDP process it was hoped that the NDP would establish a preferred development option for the remainder of the Redruth Brewery Site. It has not been possible to establish a preferred option due to the complexities of the site, including uncertainty relating to ground conditions. A summary of the work undertaken, and the constraints and design criteria identified is included here.

3.97 **Description of the Brewery site:** The former Redruth Brewery occupies a prominent and highly visible site on the Chapel Street Corridor, the main gateway into Redruth Town Centre. The site is just outside the town centre boundary.

The whole site is 2.5 ha. The portion for re-development is 1.7 ha.

The site has 2 owners. Cornwall Council owns approximately 1.4ha of the site as shown in map 6. The rest of the site is in private ownership.



**Map 11:**  
Cornwall Council ownership of Redruth Brewery site & close surrounding land. Cornwall Council ownership is shown in orange.

### Redruth Brewery site development 2010 – 2019 summary

3.98 The site was considered in the Redruth Action Plan Project 2010 – 2011, with particular consideration of the Flood risk and demolition requirements.

3.99 2011 – 2014 with funding support from the Objective One programme, site demolition of all but key buildings was undertaken.

3.100 2014 – 2019, the Redruth Brewery building was identified as the preferred site for the Cornwall Records facility. Significant development monies were secured from the Heritage Lottery Fund and matched with Cornwall Council monies and Objective one. This paid for the opening up of the Leat and restoration of the Redruth Brewery Building to create Kresen Kernow, which opened in 2019.

3.111 Kresen Kernow is the centre of Cornish culture, and in Redruth and is recognised as a strong fit for the town. A remarkable building that has transformed the derelict, fire damaged former Redruth Brewery building, integrating the surviving historic fabric with contemporary new additions to provide the world's biggest collection of archive and library material related to Cornwall. This is a beautiful facility also runs community workshops. 'Indigenous Roots' are currently running a pop-up cafe onsite, which is usually open 9.30am to 3pm. This award-winning facility, is surrounded by remaining dereliction and cleared brownfield so what happens next around it is of prime importance and cannot be wasted.

### **A summary of Site consideration & Consultation Evidence during the NDP process**

3.112 **AECOM Masterplanning work undertaken with support from Locality through the NDP 2020-2021**  
Through Locality, Redruth NDP secured Master planning support from AECOM to consider the Redruth Brewery site in 2020. The first stakeholder workshop was organised for 26<sup>th</sup> March 2020, but had to be cancelled at short notice due to Covid lockdown. 2 virtual stakeholder workshops took place in June 2020 and July 2020.

3.113 16<sup>th</sup> June 2020 Stakeholder workshop was attended by 20 people. The workshop discussed the SWOT of the site, the existing non-determined planning application for the site & the remaining buildings on the site. The workshop also reviewed 3 development options for the site and made comments on all.

3.114 27<sup>th</sup> July 2020 Stakeholder workshop was attended by 17 people. The tabled options for the site were discussed and a preferred layout option was agreed, but it needed much further work as uses were not agreed and there was a lot of concern relating to feasibility due to land conditions. At the time Cornwall Council Affordable Housing team were also proposing an affordable housing development on the bonded warehouse portion of the site. **Redruth Brewery Workshop 27<sup>th</sup> July 2020 (AECOM) presentation is Appendix 7** of this document.

3.115 **Site Town Vitality Studies 2021-2022:** Redruth Town Council as awarded funding to undertake some studies to look at issues important to the future development of the town centre. Three of these studies include consideration of the Redruth Brewery site. These were:-

- Visual Appraisal Survey of Winklow House & Chymblla House undertaken by MBA Consulting in 2022. This document includes conclusions and recommendations for both buildings.
- The Plein-an-Gwari Research & Development Study led by Golden Tree. Other consultants on the project were Mei Loci, Crossley Hill Chartered Surveyors & Cowan Architects. The study looked at preferred option sites in Redruth and concluded that the Brewery Site would be the preferred option. The study also developed concept implementation and business plan for the project.
- Redruth Town and World Heritage Site Spatial Vision and Investment Plan 2022 undertaken by Lavigne Lonsdale. **Appendix 6 of this document. Pages 82 – 90 discuss the Brewery site.** The Redruth Brewery site is identified as a strategic site for re-development. The document identifies the opportunity to provide a large civic green space on the only flat site in the town. A couple of concept drawings are included which include the Plein-an-Gwari as outlined in the Golden Tree Study, combined with other uses.

### **3.116 Site Constraints**

- The site is within the Plain-an-Gwarry Conservation Area.

- The site is within the WHS boundary.
- Chymbbla House/ Fuse Factory an Outstanding Universal Value (OUV) site in the WHS site & is a non-designated local asset.
- The viability of restoring Chymbbla House should be factored into the development at an early stage.
- Winklow House is not part of the OUV in the WHS designation. It is identified as a significant building to either retain or relocate & is a non-designated local asset. It should be established whether it is feasible to be moved.
- The Bonded Warehouse should be retained on the site & is a non-designated local asset.
- Located on the edge of the town (5 min walk) - but currently physically disconnected from the town centre.
- There is a public right of way through the site, along the line of the opened-up leat.
- The site links Redruth School to the town, with students walking through it every day.
- There is no footpath along the site side of Chapel Street.
- There is a lack of safe crossing points from the adjacent main road (Chapel Street).
- There is an existing Surface Water Sewer (3m protection Corridor) in the site.
- The Environment Agency considers that the development of the whole area is seriously constrained by flood risks including the potential for flash floods. The site has areas of Flood Zone 3a and Flood Zone 3b. Significant flood alleviation works have been undertaken on the site, but the Environment Agency Flood Zone maps have not been changed, so there may be the opportunity to review this.
- Access to the site is potentially constrained.
- Tesco's delivery entrance (and associated lorry traffic) is adjacent to the site and can cause disruption when lorry traffic cannot fit into the delivery yard.
- Traffic access onto the site may be constrained by a load limit on the access route from Chapel Street.
- Another access route from Forth Noweth may need to be explored, depending on how the site is developed.
- It is not possible to create a service route through the existing Kresen Kernow car park area as it is tanked underneath.
- Utilities are not currently on the majority of the remainder of the site.
- Land conditions are a significant factor informing the re-development of the site. There are 2 adits which run under part of the site (exact location to be determined).
- There is likely be contamination issues on the site due to previous land uses & there is potential for mining issues on the site.
- Current owners' proposal for high density, commercial development is not wanted by the community.
- Since the site clearance works, the community has got used to the site being a predominantly open space.

### 3.117 **Design Criteria for the site**

- The views to Kresen Kernow need to be preserved.
- A Heritage Impact Statement will be required for site re-development.
- There are other significant views through the site pertinent to the WHS designation.
- Chymbbla House is an important aspect of the World Heritage designation. Guidance given during the masterplanning process suggests the building, if restored, should be restored to the original building footprint. The viability of restoring the building should be factored into the development at an early stage. The importance of improving the road and creating a footpath on the main road near Chymbbla House should be considered in future development.
- Winklow Building is not part of the WHS OUV. Although there is some desire to keep or relocate this building, it's condition may be a factor.
- Bonded Warehouse building should be retained on the site.



- Known antisocial behaviour in the area, therefore public space should look to design out crime with locally appropriate measures.
- How the site is accessed from all routes needs to be further considered for vehicles, cycles, pedestrians & public transport (buses).
- Support for a micro-brewery on-site to link back to past use was expressed in the master planning process.

**3.118 Master planning Work 2023:** In 2023, Cornwall Council has secured Master planning support through Shared Prosperity Funding to do the work needed to establish a preferred development option for the site. Work is starting in Spring 2023 and will continue from there. Understanding the ground conditions and current flood risk are critical to determining the best options for future of the rest of the site.

<b>Policy T5:</b>	<b>Redruth Brewery Site re-development</b>
<b>Objective:</b>	<b>To deliver the regeneration of the Redruth Brewery site, into a high- quality gateway into the town centre (From the CPIR Towns Framework).</b>
<b>Policy T5:</b>	<b>Support the re-development of the remainder of the Redruth Brewery site to provide a re-development which is appropriate &amp; beneficial for Redruth.</b>

## **Policy Area: Redruth Employment Sites (outside the Town Centre Boundary)**

### **Policy BE1: Safeguarding and Enhancement of Employment Land & Policy BE2: New Business Development**

**3.119 Employment Sites Protected through Cornwall Local Plan:** Redruth has 3 Employment sites protected through Cornwall Local Plan. These are:-

- Cardrew Industrial Estate (TR15 1SS). Cardrew is an established business estate which has 56 companies listed at Companies House in 2019. It has had significant investment through the European investment programmes. The other companies operating from Cardrew are branch locations or registered elsewhere. Cardrew should be limited to B uses only through the Cornwall Local Plan. However, it does have other businesses located there.
- Treleigh Industrial Estate (TR16 4ES) had 19 companies listed at Companies House in 2019 and the estate has grown through 2010 – 2020, largely through benefitting from significant European funding. There are 35 businesses trading from Treleigh in 2020. The other companies operating from Treleigh will be branch locations or registered elsewhere. Treleigh should be limited to B uses only through the Cornwall Local Plan. However, it does have other businesses located there.
- Scorrier Industrial Estate. The major tenant is Cormac.

**3.120 Other Significant Employment Sites in Redruth not protected through the Cornwall Local Plan:** Redruth has 9 other significant employment sites located around the Parish. **Map 6 on page 37** of this document shows the location of these sites, along with the 3 sites protected through Cornwall Local Plan. This section provides a short description of each of the sites. It also notes challenges with travelling to the sites on foot or cycle. Only 2 of these sites, Parc Errissey & Krowji are proposed for policy protection as employment sites.

#### **E12 – Gilberts Combe New Portreath Rd, Redruth TR16 4HG**



Gilberts Combe has several industrial units with businesses including Gilberts Combe Chiropractic Clinic, motor businesses & South Coast Fisheries. Bu-Mar Skip Hire is adjacent to the site.

This site is difficult to access currently by either walking or cycling.

### **E13 – Parc Erissey Industrial Estate New**

**Portreath Road TR16 4HW**



An established industrial estate with 19 units of various sizes occupied by a diverse range of businesses including AutoGlass, Wales and West Utilities and DHL.

This site is difficult to access currently by either walking or cycling.

In 2020 Parc Erissey has expanded with a new development which now houses an Amazon Distribution centre.



Part of the existing Parc Erissey site



The 2020 site extension with Amazon



#### **E14 – Krowji, West Park, Redruth TR15 3AJ**

Krowji has been on the former grammar school in Redruth since 2005. Since 2005 significant investment has taken place.

Phase 1, which opened in 2015, saw construction of 2,238 sqm of workspace to expand the creative industries cluster with 50 units in 2 new buildings which have a BREEAM ‘Excellent’ accreditation, incorporating photovoltaic cells, air source heat pumps and other environmentally sustainable features.

Phase 2 started on site in summer 2019, expanding the flagship Percy Williams Building. The Phase 2 development, funded mostly by the European Regional Development Fund, Arts Council England, and Cornwall Council, created an extra 21 “BREEAM Excellent” studios, adding space for around 40 people to the current community of 200.

There is also a nursery on site, operating as a separate business.

Krowji aim is to create a nationally significant cluster of businesses and practitioners on site who will raise Cornwall’s reputation for creative excellence, work together to maximise knowledge exchange and innovative collaboration, act as a magnet to attract more businesses to our area and contribute to the regeneration of Redruth.



#### **E16 – The ex-fire & Ambulance Station – Close Hill Redruth, Cornwall, TR15 1EP**

Since the Redruth Fire Station moved to the new facilities at Tolvaddon in 2015, this site is no longer required as a Fire Station. In 2022 the ambulance station next door became vacant. The site is currently part - occupied by EDT Services LTD, a construction company. In 2023 the site has been put up for sale





**E17 – Drump Road – the ex-Police Station Trecarrel, Drump Road, Redruth, TR15 1LU**

Since the police vacated the building has been used as offices. In 2022 it was the business location for Penhaligon' Friends, Wellers Chartered Quality Surveyors & Cornwall IT Services (Royal Cornwall Hospital) NHS.



**E18 - Town Mill Foundry Old Portreath Road, TR15 1BB**

As well as being the site of Sara's Foundry a listed building, in 2022, 2 businesses were based at Town Mill Foundry.



**E19 – Former Bootsies/ Jewels site on Treleigh Avenue Redruth, TR15 3AG,**

In 2022, at least 3 businesses were based here, Duchy Valeting Services, Duchy Banded Wheels & Ace Flooring and Carpets.



**E22 – Hillside Industrial Scorrier, Redruth TR16 5AX**

A group of industrial units currently occupied by Rabart Decorating Centre, Smith News Distribution & Dainton Self Storage

### **E15 – Bartles Industrial Estate**

In 2010 this site was all business space. As it was not protected as a business space several housing developments are now on this site, alongside the business space. This site was not proposed to be included in Policy BE1 so wasn't included in the 2021 Issues consultation.

**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.**

3.121 **Working from home NP policy questions** were included in the 2021 Issues consultation. Broadband was felt to be adequate and there was very little support for other policy areas, so none are included in this document.

## **Transport Policies**

**Policy TR1: Improving cycling and walking routes should be the transport priority for the rest of the plan period & Policy TR2: Tolgus Trail Phase 2**

3.122 From 2010 – 2021, the major transport improvements that Redruth has benefited from are the upgrading of the A3047, including the new section of road through Pool to Camborne and the first phase of the Tolgus Trail (for cycles and walkers), which connects The Cornwall Gold Centre on the New Portreath Road (and Parc Erissey Industrial estate) to the Coast-to-Coast trail and then Portreath.

3.123 We know that the car is still the main form of transport for many residents. Figures from a 2018 Experian Survey show that 68% of residents drive to work, a further 7% are passengers in a vehicle, 13% walk, 4.5% use public transport, 4% work from home and only 1.5% cycle. Full detail is included in **Appendix 5 Redruth in Numbers**.

### 3.124 **The Transport Local Cycling and Walking Infrastructure Plans for CPIR, (LCWIP) completed 2022.**

The LCWIP team were provided with our transport consultation work gathered through the 2020 & 2021 Issues Consultation & also The Issues Consultation Draft V8 of Redruth NDP document.

The LCWIP document sets the strategic walking and cycling route improvements for the whole CPIR area including Redruth. The LCWIP makes the following specific proposals for Redruth:-

- The Neighbourhood Development Plan draft policies are referenced on page 17.
- The HSHAZ masterplan town centre improvements are included on page 34
- Cycling routes CO2, CO6 & CO7 are the strategic proposals for Redruth with route CO6 including proposals to complete the Tolgus Trail with the Phase 2 connection from The Gold Centre to Redruth Town Centre.
- Walking route WO8 is the strategic walking route proposal for Redruth.

3.125 **Camborne Pool Illogan and Redruth Green Infrastructure Strategy 2020-2030.** This strategy adopted in 2021, supports inter-urban connectivity and active travel routes to the countryside and coast. This strategy identified 'Being able to move around without using a car' as the single most important ambition for this strategy – both across the urban area and further afield, particularly to the coast. Encouraging people to walk or cycle has huge health benefits, reduces carbon emissions, and can increase social interaction. People are more likely to walk or cycle if there are safe and pleasant routes to key destinations. CPIR already has many cycle and walking routes, but they do not always connect well; there are already plans to improve many of these routes, both across the urban area and out to the coast and countryside.

### 3.126 **Cornwall Council Climate Change DPD has 3 policies relating to transport. These are:-**

- **Policy T1 – Sustainable Transport**

New development should be designed and located in order to minimise the need to travel and support a modal hierarchy which prioritises walking, then cycling, then public transport, then car clubs, electric vehicles and lastly private fossil-fuelled vehicles.

Development should be designed to:

1. Facilitate integration between different modes of travel, especially walking, cycling and public transport. Every opportunity should be taken to connect to, and benefit from, existing walking and cycling networks and to maximise permeability for these modes within and outside of sites;
2. Integrate with the existing settlement through inclusive, active travel networks ensuring easy and sustainable connections to community facilities and infrastructure and enabling connections to potential future travel modes;
3. Provide conveniently located and secure cycle parking, including private home provision throughout the development, including close to the development access points, and benefiting from natural surveillance;
4. Provide an appropriate level of safe, secure, accessible and usable parking provision having regard to policy T2 and reflecting principles set out in the Cornwall Design Guide and the level of accessibility by walking, cycling and public transport.
5. Deliver more sustainable streets including by;
  - a) Making it easier and more attractive to walk, cycle and considering access only streets to create green networks;
  - b) Enabling greater use of public transport;
  - c) Making streets accessible for users with disabilities;
  - d) Providing varied spaces for people to meet and rest, and for children to play, enabling greater social interaction;
  - e) Incorporating high levels of green and blue infrastructure.
- 6) Support the use of electric vehicles (including electric bikes) by providing electric vehicle charging points with regard to the requirements of Policy T2.

- **Policy T2 Parking**

Development proposals will be expected to meet the following parking requirements:

- 1) Follow the travel hierarchy by prioritising parking and storage for non-vehicular modes in terms of proximity to dwellings, followed by car club spaces, electric vehicle charging spaces and finally parking for other vehicles; and
- 2) Proposals should meet the Council's parking standards, including the provision of dedicated cycling facilities, as set out in the Parking Standards Guidance, taking into account opportunities for reducing the need to travel, creating opportunities and incentives for active travel and the local context; and
- 3) Provide accessible, secure, and convenient cycle parking for all users, located in prominent locations; and
- 4) Parking provision for vehicles and bicycles should incorporate integrated green infrastructure, street trees and sustainable drainage in line with the Cornwall Design Guide; and
- 5) Cars should be accommodated in, but not dominate layouts. Residential car parking should predominately be provided off-plot in specifically designed on-street parking bays or other purposely designed spaces that are well designed in terms of safety, supervision, circulation, appearance and assist access by pedestrians and cyclists. Layouts should not increase pressure for parking for off-site parking and should contribute to on-street parking controls where necessary; and
- 6) Parking and charging infrastructure should be carefully sited and designed so as to conserve and enhance the significance of heritage assets, including their settings, and historic streetscapes; and.
- 7) Provide electric charging points for cars and bicycles in line with the following as a minimum:
  - New residential building - where there is associated car parking (including buildings undergoing a material change of use to create a dwelling(s)) provision will be made for infrastructure for electric vehicle charging on-street or in communal spaces; or
  - New non-residential development with 10 car parking bays or more - at least one charging point per 10 spaces and the infrastructure to enable future installation of charging points in every parking bay. Consideration should be given to grouping parking bays to optimise provision of charging infrastructure.

- **Policy T3 - Safeguarding of transport infrastructure sites and routes**

Former railway track beds and other railway land should be protected from development that would be prejudicial to the re-use of railway, creation of new travel or distribution networks or the creation of sustainable transport links and facilities.

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.

<b>Policy TR1:</b>	<b>Improving cycling and walking routes should be the transport priority for the rest of the plan period.</b>
<b>Objective:</b>	<b>To improve the vehicular, cycle and pedestrian access to the town centre (From the CPIR Towns Framework). &amp; To other key cycle and pedestrian routes around Redruth Parish which will make it easier for everyone to walk or cycle.</b>
<b>Policy TR1:</b>	<b>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</b>

<b>Policy TR2:</b>	<b>Tolgus Trail Phase 2</b>
<b>Objective:</b>	<b>Support extending the Tolgus Trail route from the Gold Centre (New Portreath Road) where the phase 1 Trail starts, to Redruth Town Centre.</b>
<b>Policy TR2:</b>	<b>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 &amp; connects to Redruth School.</b>

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

3.127 When we first started work on this plan electric vehicle charging did not exist in Redruth. Now in 2023, Redruth Parish has four public electric vehicle charge point locations. These are:-

- Tesco store car park has 2 charge points,
- Krowji also has 2 fast charge points for site visitor use (and 4 others for site tenants).
- Flower Pot Car Park has 2 charging points
- New Cutt Car Park has 4 charging points.

<b>Policy TR3:</b>	<b>To make adequate provision for public vehicle charging points.</b>
<b>Policy TR3:</b>	<b>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.</b>

## Green Infrastructure Policies

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

3.128 Open Space Strategy for Larger Towns in Cornwall was adopted by Cornwall Council in 2014. Table 6 on page 44 of that document outlines the required provision for the CPIR area and the associated map categories the strategic open space as of 2014. Page 30 of this document states ‘Some form of ‘playable’ open space should be available for all children within 330m direct distance of all properties within the 16 study areas [OS2]’.

3.129 Cornwall Council has produced and adopted a CPIR Green Spaces Strategy in July 2021. Representatives of the NDP Steering group participated in workshops and reviewed the draft document. This document has referenced previous adopted policy relating to Green Infrastructure in the CPIR area. The document reviews the Urban Green Space provision with the whole CPIR area. The space is categorised as follows in this strategy:-

- Parks and Amenity,
- Public Access Sports and Leisure,
- Other sports clubs and school facilities,
- Play,
- Youth Provision,
- Allotments, Community Orchards or Gardens,
- Cemeteries and Churchyards
- Natural Green Spaces

This Neighbourhood Development Plan references the strategy set for Redruth Parish only.



<b>Policy GI1:</b>	<b>Redruth Neighbourhood Plan supports the CPIR Green Infrastructure Strategy proposals set for Redruth Parish</b>
<b>Objective:</b>	<b>To improve the Green Infrastructure of Redruth Parish</b>
<b>Policy GI1:</b>	<p><b>Redruth Neighbourhood Plan supports the CPIR Green Infrastructure Strategy proposals set for Redruth Parish as follows.</b></p> <ul style="list-style-type: none"> <li>• <b>Supporting the Vision, Principles and local set ambitions and priorities outlined in the document.</b></li> <li>• <b>Supporting improved pedestrian and cycle routes to connect key destinations and offer a viable alternative to using the car.</b></li> <li>• <b>Parks and Amenity sites prioritised for short term improvement are Victoria Park, East End access improvements &amp; Fairfield Park. Improving Raymond Road Playing Field is a medium-term priority.</b></li> <li>• <b>Public Access Sports and Leisure sites prioritised for short term improvement are Clijah Croft AWP (Phase 1) &amp; Strawberry Fields. Improving Clijah Croft AWP (Phase 2) is a medium-term priority. Longer term are Redruth Rugby Club, Mount Ambrose Cricket Club &amp; Redruth Cricket Club.</b></li> <li>• <b>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.</b></li> <li>• <b>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.</b></li> <li>• <b>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.</b></li> <li>• <b>Cemeteries and Churchyards for short term improvement is St Day Cemetery.</b></li> <li>• <b>Natural Green spaces for short term improvement are The Paddock and Clijah Croft for tree planting.</b></li> <li>• <b>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.</b></li> </ul>

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

3.130 The following table lists the green spaces within the town development boundary that this policy wishes to protect.

<b>Name</b>	<b>Street</b>	<b>Key Feature of Local Historic Character?</b>	<b>Within the Town Development Boundary?</b>
<b>Bain's Field</b>	Tolgus Hill	No	Yes
<b>Bishops Close Green (new)</b>	Bishops Close	No	Yes
<b>Church Town Cemetery</b>	Church Town	Yes	Yes
<b>Clijah Croft</b>	Southgate Street	No	Yes
<b>Coach Lane Allotments</b>	Coach Lane	No	Yes
<b>East End Park</b>	East End	No	Yes
<b>Graham Road POS</b>	Beckett Close	No	Yes
<b>Gweal an Top Adventure play</b>	School Lane	No	Yes
<b>Harmony Close Play Area</b>	Harmony Close	No	Yes

Name	Street	Key Feature of Local Historic Character?	Within the Town Development Boundary?
Hawthorn Close Open Space	Strawberry Field off Hawthorn Close, Redruth	No	Yes
Knights Way Green Space	Land off Knights way, Mount Ambrose, Red	No	Yes
Montague Avenue Green Space	Montague Avenue	No	Yes
Park an Mengleth Allotments	Raymond Road	No	Yes
Pengover Park	Pengover Park	No	Yes
Penhale Green Space	Next to Rugby Ground	No	Yes
Raymond Road Playing Field	Park an Mengleth	Yes	Yes
Redruth Albany ground	Trewirgie Hill	No	Yes
Redruth Cricket Club	Trewirgie Hill	No	Yes
Redruth Rugby Club	Plain-an-Gwarry	Yes	Yes
Roseland Gardens	Opposite Poluran Road	No	Yes
St Euny's Church Cemetery		Yes	Yes
St Rumon Gardens	Penryn Street	Yes	Yes
St Stephen's Church Cemetery		No	Yes
Strawberry Fields	Hawthorn Close, Redruth	No	Yes
Strawberry Lane	Strawberry Lane	No	Yes
The Fairfield	Coach Lane	Yes	Yes
The Paddocks	Off Sandy Lane	No	Yes
Town Farm Green Spaces (x4)	Falmouth Road	No	Yes
Trefusis Park (Rough Park)	Trefusis Road	No	Yes
Treganoon Field	Land Off Treganoon Road,	No	Yes
Treganoon Open Space	End of Treganoon Road	No	Yes
Treskerby Playing Field		No	Yes
Trewirgie Cemetery		No	Yes
Trewirgie Hill Allotments	Trewirgie Hill	Yes	Yes
Victoria Park	Albany Road	Yes	Yes
West Park Playing Fields	West End	Yes	Yes
West Trewirge Road Allotments	West Trewirge Road	Yes	Yes
Wilkinson Gardens (New)	New site off Sandy Lane	No	Yes

**Table 12: Redruth Green Spaces within the Development Boundary**

**Appendix 8, Redruth Green Spaces within the Development Boundary** gives more information about the sites.

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

**Policy 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.**

## **Policy Area: HEALTH**

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

3.131 For many years there were 2 GP practices in Redruth:-

- Clinton Road Surgery 19 Clinton Road Redruth TR15 2LL
- Manor Surgery Chapel Street, Forth Noweth Redruth TR15 1AU

Both practices were located in buildings at capacity and with accessibility issues.

3.132 During the development of this document, the 2 GP practices formally considering coming together so they could better cope with the expanding population. The Neighbourhood Development Plan included their future provision planning questions in the 2021 Issues consultation.

3.133 In 2021, the 2 GP surgeries merged to form Leatside Health Centre. Leatside Health Centre wishes to acquire additional operational space in the NHS Health Centre building located on Forthnoweth, close to the Leatside Surgery building on Forthnoweth.

3.134 Many other expansion options have been considered, but this option is the best deliverable solution and will solve the capacity challenges, accessibility challenges and parking challenges associated with the existing building. Without this additional space, Leatside Health Centre will not be able to provide appropriate GP provision for the expanding Redruth Parish population.

Practice	April 13	Oct 13	Oct 14	Oct 15	Oct 16	Oct 17	Oct 18
Clinton	4135	4121	4148	4070	4430	4553	4618
Manor	11645	11559	11527	11362	11768	11863	11858
Totals	15,780	15,680	15,675	15,432	16,198	16,416	16,476
Change	n/a	- 100	- 105	- 348	+418	+636	+696
% change	n/a	- 0.06%	- 0.06%	-2.2%	+2.6%	+4%	+4.4%

Practice	Jan 2019	Apr 2019	Jul 2019	Oct 2019	Jan2020
Clinton	4649	4663	4678	4707	4678
Manor	11851	11864	11904	11925	11955
Totals	16,500	16,527	16,582	16,632	16,633
Change	+720	+747	+802	+852	+853
% change	+4.6%	+4.7%	+5%	+5.4%	+5.4%

**Table 13: Numbers of Patients registered at a GP Practice April 2013 – January 2020** (Taken from CC's website)

3.135 From 2013 - 2019, patient numbers have increased by 5%. This equates to a 1% increase per annum. The figures since January 2020 are not currently available, but if this increase continues at this level, that would be a 20% in patient numbers from 2010 – 2030.

3.136 The 2021 Cornwall Public Health Annual report estimates that the Cornwall population will grow by an additional 11% from 2019 – 2039. As housing numbers are higher in Redruth Parish, the population growth will be higher in this Parish. These figures demonstrate how essential it is that the GP service can expand to meet the additional demand.

3.137 In 2018 there was a walk-in surgery based at Cardrew which was to be related to the community hospital at Barncoose. This closed in 2019.

3.138 **Cornwall Local Plan site allocations DPD (adopted in November 2019)** makes reference to the surgeries in the CPIR area.

Paragraph 5.38: The majority of the surgeries are considered to be undersized when compared to the Premises Size Guidance. When factoring in the proposed growth for the towns it is estimated that there will be a need for approximately 1800sqm of new healthcare space, of which half is generated by the proposed growth. Furthermore, the housing growth will generate the need for approximately 5-6 additional FTE GPs

Paragraph 5.40: As well as delivering measures to limit the need for acute and GP access, it is anticipated that the scale of growth will require either the expansion of one or more of the existing surgeries, or the delivery of a new practice or outreach facility. The Station Road site in Pool (CPIR-E7) has been identified as a central location that could deliver a new health facility. There is also a need to review the provision within Camborne and particularly Redruth, with the relocation of its Walk-in surgery, to ensure the practices can cope with the localised pressures within their communities.

**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.**

3.139 There is also a clear need for more NHS dental Care. The 2017 PFA Community Survey showed that 21% say they do not have a dentist. For households with more than one occupant, 26% do not have all members registered at the same dental practice

**Policy HE2: Provide adequate dentist provision.**

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

## **Policy Area Education**

3.140 The figures & plans provided by Cornwall Council indicate there is enough education provision for 9 month's- 16 years old's for the Redruth Population till 2030, accounting for the projected population growth. (This includes nurseries, infant, junior and secondary schools).

3.141 Therefore, this Neighbourhood Development Plan document is not setting any policy for Education and Children's Services, but does recognise the importance of adequate quality provision.

3.142 **Evidence of Provision in Redruth Parish (2022).** The following tables show the Redruth education provision as of 2022.

Name	Address	Age range
Buzy Bees Pre-School	The Hive, Redruth TR16 4AY (at Treleigh)	2 years – 4 ½ years
Flying Start Redruth	Children's Centre 24 Drump Rd, Redruth TR15 1LU	0 years – 11 years
Little Stars Nursery	Warmstar House, Chapel Street, Redruth	1 years -5 years old
Lowen Harts	Gweal-an-top, School Lane, Redruth	0-5 years
Pennoweth Primary & Nursery School	Drump Road, Redruth	3 & 4 years old
Trewirgie Infants & Nursery	Trewirgie Road, Redruth TR15	3 & 4 years old
Windmill Nursery	Krowji, West Park, Redruth TR15 3AJ	0-5 years

**Table 14 Nurseries in Redruth Parish in 2022**

Name	Address	Age range
The Curnow School	Drump Road, Redruth, TR15	2 years – 19 years. A non-selective school for special educational needs and disability, offering 91 places.

**Table 15 Specialist School in Redruth Parish**

Name	Address	Age range & capacity
Pennoweth Primary & School	Drump Road, Redruth TR15	5 years to 11 years. Could be allowed 420 pupils max (i.e. 14 classes),
Treleigh Community Primary School	Treleigh Redruth TR16	5 years to 11 years 256 pupils in 2017. 255 should be maximum in 2018.
Trewirgie Infant & Junior School	Trewirgie Road, Redruth, TR15.	5 years to 11 years Could take up to 630 pupils max .

**Table 16 Primary Schools in Redruth Parish in 2022**

Name	Address	Age range & capacity
Redruth School	Tolgus Vean, Redruth TR15	11 years to 16 years. Capacity is 1,500 pupils

**Table 17 Secondary School (but no sixth form) in Redruth Parish in 2022.**

There is currently no 16+ education provision within Redruth Parish. Pupils aged 16+ travel to Pool, Camborne or Truro as appropriate.



# Part 4

## Plan Monitoring & Review

## Jargon Buster

## Acknowledgements

## PLAN MONITORING AND REVIEW

### Delivery

4.1 The Redruth Neighbourhood Plan will be implemented through a combination of the local planning authority's [Cornwall Council] consideration and determination of planning applications for development in the parish.

4.2 Whilst Cornwall Council will be responsible for determining planning applications for development within Redruth Parish, in line with its Local Plan, the Site Allocations Development Plan Document and the Climate Development Plan Document, Redruth Town Council will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also seek to work with the authorities to monitor the progress of sites coming forward for development.

### Monitoring

4.3 Changes in the local planning context, such as an increase in the housing requirement, could result in the Neighbourhood Plan needing to be reviewed.

4.4 The Neighbourhood Plan will be kept relevant to the evolving needs of the community.

## THE 'JARGON BUSTER'

4.5 The 'Jargon Buster' explains what the technical terms used in this document mean. It will also show Abbreviations Used in this Neighbourhood Plan.

### **Cornwall Climate Emergency Development Plan Document (CEDPD)**

The Climate Change document adopted in 2022.

### **Cornwall Council (CC)**

The Local Planning Authority.

### **Community Plan (also known as Parish Plans)**

Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.

### **Cornwall Local Plan (CLP)**

A plan setting out the spatial vision and strategic objectives of the planning framework for Cornwall. Our Neighbourhood Plan must conform to the strategic principles and policies of the Local Plan.

### **Cornwall Local Plan Site Allocations Development Plan Document (SADPD)**

Cornwall Council adopted the document, also referred to as the Allocations DPD, on 26 November 2019. The document identifies where new housing and employment uses are proposed. The Allocations DPD also looks at the wider strategy for the towns. It includes economic growth and the delivery of infrastructure. support both the existing and future residents

### **Habitats Regulation Assessment**

This is a requirement for plans that are likely to lead to significant effects on European sites of nature conservation importance.

**High Street Heritage Action Zone (HSHAZ)**

The £95 million government-funded High Streets Heritage Action Zone programme, which is being delivered by Historic England, to unlock the potential of high streets across England, fuelling economic, social and cultural recovery. Redruth HSHAZ runs from 2020 to 2024. The award of up to £1.68 million for the High Street Heritage Action Zone will support Cornwall Council and other partners to do the specified work.

**Homeworking**

This is defined as a householder and one or two other people working in a way which does not intrude on neighbouring properties adversely, for instance by increasing traffic, receiving large vehicles, generating noise or odours, or by working anti-social hours.

**Local Planning Authority**

A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom.

**Localism Act**

The Localism Act 2011 includes five key measures that underpin the government's approach to decentralisation:

- Community rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas

**Listed Building**

A building or structure listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as having special historic or architectural interest. Listing brings it under the consideration of the planning system, so that it can be protected for future generations.

- Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I
- Grade II\* (referred to as 'two star') buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II\*
- Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

**National Planning Policy Framework (NPPF)**

The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. At the time of publication of this NDP, the current version was NPPF 2021.

**Neighbourhood area**

A neighbourhood area must be formally designated for a neighbourhood plan or order to be produced.

**Neighbourhood Development Plans (NDP)**

New type of plans introduced by the Localism Act. They will be prepared by town/parish councils, and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council's Local Plan.

### **Planning Advisory Service**

The Planning Advisory Service helps councils provide faster, fairer, more efficient and better quality planning services. See [www.pas.gov.uk](http://www.pas.gov.uk)

### **Permitted Development**

Certain types of work can be carried out without needing to apply for planning permission. These are called "permitted development rights". Often referred to as 'PD'. They derive from a general planning permission granted not by the local authority but by Parliament. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. Similarly, commercial properties have different permitted development rights to dwellings. Permitted development rights are more restricted in Conservation Areas, and the Area of Outstanding Natural Beauty.

### **'Prior approval' process.**

Some proposals for 'PD' developments involving tele-communications, demolition, agriculture or forestry are subject to a process whereby details are notified to the local planning authority prior to the development taking place.

### **Qualifying Body**

This is a town or parish council authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan.

### **Statutory Consultees**

Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations.

### **Steering Group**

A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or parish council.

### **Strategic Environmental Assessment**

An assessment of certain plans and policies on the environment.

**'Social Capital'** This refers to the network that exist between people, voluntary organisations, clubs and societies who have common values and are able to work together to make things happen in their community, for example by caring for more vulnerable people, environmental action, arts and community events. A sustainable community has strong social capital.

### **Sui Generis**

Latin phrase used to describe land uses which are literally, 'in a class of their own' and not found elsewhere in the Use Classes Order.

### **Sustainability Appraisal (including Environmental Appraisal)**

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. (Environmental appraisal covers only environmental impacts).

### **Town and Country Planning Act 1990**

The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

## **The Regs**

The Neighbourhood Planning Regulations 2012 which set out the detailed rules for Neighbourhood Planning.

## **Use Classes Order**

The legal definition of Planning land use classes defined under the General Development orders and various regulations:

### **Class E – Commercial, business and service**

Use, or part use, for all or any of the following purposes:

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public;
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public:
  - (i) financial services,
  - (ii) professional services (other than health or medical services), or
  - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for:
  - i. an office to carry out any operational or administrative functions,
  - ii. the research and development of products or processes, or
  - iii. any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

**Class B2 (General industrial):** Use for the carrying on of an industrial process other than one falling within class E above.

**Class B8 (Storage or distribution):** Use for storage or as a distribution centre.

### **Class C – hotels, hostels and dwelling houses**

**Class C1—** Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided.

**Class C2—** Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwelling houses)

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

**Class C2a –** Secure residential institutions Prisons, young offenders' institutions, detention centres, secure training centres etc.

**Class C3—** Use as a dwellinghouse (whether or not as a sole or main residence) by:

- (a) a single person or by people to be regarded as forming a single household,
- (b) not more than six residents living together as a single household where care is provided for residents,
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

**Class C4—**House in multiple occupation Use of a dwelling house by not more than six residents as a HMO.



### **Class F.1 – Learning and non-residential institutions**

Any use not including residential use:

- (a) for the provision of education,
- (b) for the display of works of art (otherwise than for sale or hire),
- (c) as a museum,
- (d) as a public library or public reading room,
- (e) as a public hall or exhibition hall,
- (f) for, or in connection with, public worship or religious instruction,
- (g) as a law court

### **Class F.2 – Local community**

Use as:

- (a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:
  - i. the shop's premises cover an area not more than 280 metres square, and
  - ii. there is no other such facility within 1000 metre radius of the shop's location,
- (b) a hall or meeting place for the principal use of the local community,
- (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (d) an indoor or outdoor swimming pool or skating rink

### **Sui generis – No class specified**

Includes:

- (a) as a theatre,
- (b) as an amusement arcade or centre, or a funfair,
- (c) as a launderette,
- (d) for the sale of fuel for motor vehicles,
- (e) for the sale or display for sale of motor vehicles,
- (f) for a taxi business or business for the hire of motor vehicles
- (g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles,
- (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906,
- (i) as a hostel,
- (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste,
- (k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club,
- (l) as a night-club,
- (m) as a casino,
- (n) as a betting office,
- (o) as a pay day loan shop,
- (p) as a public house, wine bar, or drinking establishment,
- (q) as a drinking establishment with expanded food provision,
- (r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises,
- (s) as a venue for live music performance,
- (t) a cinema,
- (u) a concert hall,
- (v) a bingo hall,
- (w) a dance hall.

## **ACKNOWLEDGEMENTS'**

*To be written.*