



Foreword

This is a draft version of the Redruth Neighbourhood Plan Document. It has been published to inform the Issues consultation in March 2021.

Further Issues consultation is planned for summer 2021, on the draft Redruth Masterplan documents for the Town Centre and the Brewery sites.

Pre-submission consultation on the Neighbourhood Plan is planned for Autumn 2021.

The final document will be submitted to Cornwall Council by the end of 2021.

As this Neighbourhood Plan is effectively being written halfway through the plan period 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. The future planning is effectively a 10 year plan.

Redruth Neighbourhood Plan Steering Group

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Introduction

This Redruth Neighbourhood Development Plan covers the period of 2010 – 2030. This document is being written in 2021, effectively making it a 10-year plan for developing Redruth Parish for the people. 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 17th May 2016. After public consultation, the application was granted on 12th July 2016.

A Neighbourhood Plan Steering Group was formed and in 2017 local research company PFA Research were commissioned to undertake public consultation with residents and businesses.

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.

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.

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%).

Note: The PFA research focussed on adults. The Neighbourhood Plan will ask for views from under 16’s in the future rounds of consultation.

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 Corona virus pandemic has massively impacted our lives, but work has progressed.

A Housing Needs Assessment was completed in 2019. Work on the Brewery and Town Centre Masterplans started in 2020 and is ongoing. A Strategic Environmental Assessment and Habitats Regulation Assessment have also been started and will all form part of the evidence base for policy proposals.

This plan is currently in draft form, with Issues consultation re-starting in March 2021. We aim to undertake Pre-submission consultation in Autumn 2021 and submit the plan for adoption at the end of 2021.

Vision for Redruth Neighbourhood Plan (2010 – 2030)

Redruth is a World Heritage Site Town. Redruth's strapline is 'Heart of Cornish Mining'. This was developed alongside the 2011 RAPP vision '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'.

This vision encapsulates 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'.

Evidence: The Issues consultation commencing in March 2021 is seeking the residents views.

Aims and Objectives for Redruth Neighbourhood Plan (2010- 2030)

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.

The aims and objectives for Redruth for 2010 - 2030 are listed. 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.

- Safeguard and conserve the historic environment and heritage assets & enhance the local character of the historic environment:
- Establish Redruth as a location to develop Cornwall's cultural industries (Reference - the Cornwall Site Allocations DPD):
- 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)
- To continue the regeneration of CPIR, prioritising the reuse of the area's derelict and underutilised brownfield land assets (An objective for CPIR)
- Support the Redruth HSHAZ project (2020-2024). Through a programme of investment, it will bring 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.
- To improve the vehicular, cycle and pedestrian access to the town centre (From the CPIR Towns Framework)
- To deliver the regeneration of the Redruth Brewery site, into a high- quality gateway into the town centre (From the CPIR Towns Framework)
- 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)
- We need to develop a good mix of homes in Redruth Parish, to achieve a balanced community.
- Facilitate an appropriate mix of market, social and affordable homes including the provision of adaptable properties to meet the needs of changing demographics.
- To raise the quantity and quality of employment opportunities within CPIR, by providing the land, workspace and infrastructure necessary to enable new and existing businesses to grow; as well as offer an attractive location for businesses to relocate. (An objective for CPIR)
- Encourage and support employment that is locally based, sustainable and diverse including health and education.
- To create a safe pedestrian and cycle route to Portreath from Redruth (The Tolgus Trail);

- To improve other key cycle and pedestrian routes around Redruth Parish which will make it easier for everyone to walk or cycle (Revealing Redruth Routes).
- To make provision for electric vehicle charging.
- Ensure that the future Health, Education and Public Service provision are appropriate for the growing population and changing needs.
- Ensure the Redruth plan for the next 10 years, (2020-2030) covers topics to deliver the real change that combating climate change requires.

Targets

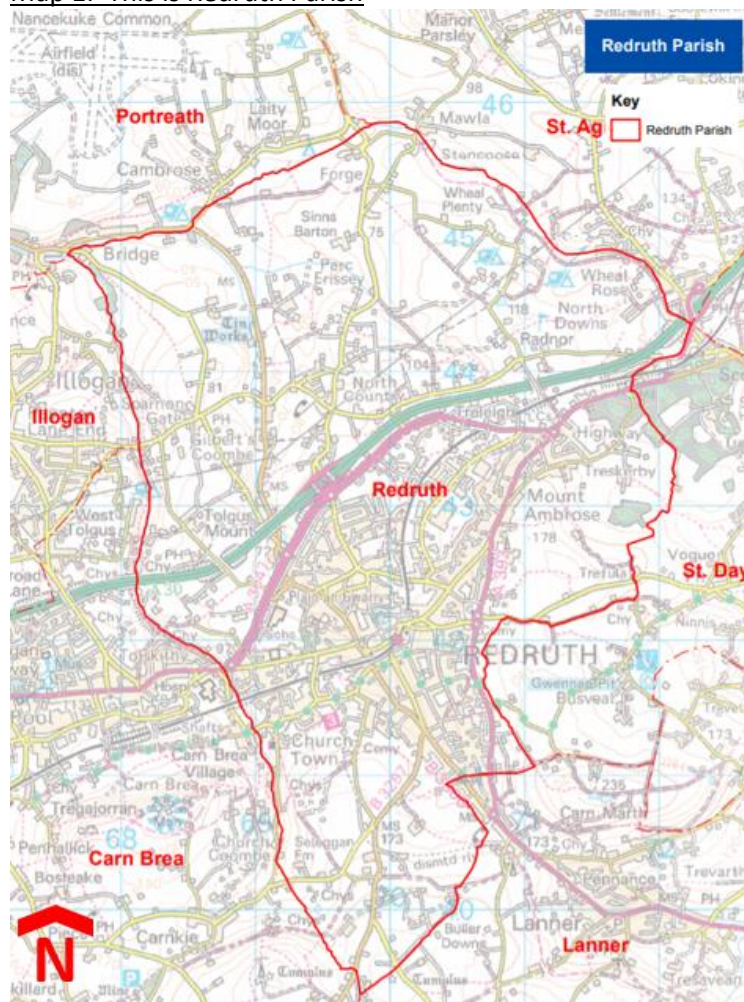
The Cornwall Local Plan SPD document has set the following targets for CPIR (2010- 2030):

- To develop 5,200 dwellings between 2010 and 2030.
- To deliver 80,833sqm of B1a office accommodation and 41,417sqm of new industrial space for CPIR.

This Neighbourhood Plan (through the Housing Needs Assessment) has set the target as 1960 dwellings for Redruth Parish.

The Redruth Neighbourhood Plan Area

Map 1: This is Redruth Parish



Redruth Parish is 1650 hectares in total.

Redruth Parish Development Map 2020-2030 (V1) is published alongside this document. It shows a summary of the key developments & development opportunities for the Parish.

Redruth Parish Population Figures for the plan period

The Redruth Parish population is estimated to grow by 36% from 2010 to 2030. The 2018 population estimates show that it has grown by 20% since 2010.

Table 1: Redruth Parish Population figures and estimates 2010- 2030.

Year	2010	2016	2018	2030
Population	12,664	14,896	15,169	17,220
Increase	n/a	2,232	2,505	4,556
% increase over 2010 figures	n/a	+17.6%	+19.8%	+36%
Reference & source	From the 2011 Census Information for Redruth Parish	2016 population estimates taken from Cornwall Council website	2018 population estimates taken from Cornwall Council website	2030 population estimate provided by Cornwall Council.

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.

Table 2: Redruth Parish Population figures and estimates by ward, 2010- 2030.

Year/ Ward	2010	2016	2018	2030
Redruth North Population 3 rd most deprived Ward in Cornwall, top 10% of UK.	4,376	6,538	?	?
Population Increase	n/a	+2,162		
% increase over 2010 figures	n/a	+49.4%	+%	+%
Redruth Central Population.	4,154	3,819	?	?
Population decrease	n/a	-335		
% decrease on 2010 figures	n/a	-8%		
Redruth South Population.	4,134	4,493	?	?
Population Increase		+359		
% increase over 2010 figures		+9%		
Redruth Parish Total	12,664	14,896	15,169	17,220
Reference & source	From the 2011 Census Information for Redruth Parish	2016 population estimates taken from Cornwall Council website	2018 population estimates taken from Cornwall Council website	2030 population estimate provided by Cornwall Council.

Table 3: Redruth Population figures by age for 2011 and 2016 by ward and for the whole Parish

	Redruth Ward Population figures by age for 2011						Redruth Parish population in 2011 & 16			
	Redruth Central	Redruth Central	Redruth North	Redruth North	Redruth South	Redruth South	Redruth Parish	Redruth Parish	Redruth Parish	Redruth Parish
	No	%	No	%	No	%	No	%	No	%
	2011	2011	2011	2011	2011	2011	2011	2011	2016	2016
All Usual Residents	4,154	100%	4,376	100%	4,134	100%	12,664	100%	14,896	100%

	Redruth Ward Population figures by age for 2011						Redruth Parish population in 2011 & 16			
	Redruth Central	Redruth Central	Redruth North	Redruth North	Redruth South	Redruth South	Redruth Parish	Redruth Parish	Redruth Parish	Redruth Parish
Age 0 to 4	244	5.9%	328	7.5%	291	7%	863	6.8%	976	6.6%
Age 5 to 7	113	2.7%	155	3.5%	140	3.4%	684	5.4%	976	6.6%
Age 8 to 9	83	2%	110	2.5%	81	2.0%				
Age 10 to 14	250	6%	293	6.7%	192	4.6%	735	5.8%	773	5.2%
Age 15	47	1.1%	62	1.4%	40	1.0%	719	5.7%	790	5.3%
Age 16 to 17	96	2.3%	112	2.6%	75	1.8%				
Age 18 to 19	81	1.9%	118	2.7%	88	2.1%				
Age 20 to 24	234	5.6%	266	6.1%	247	6%	747	5.9%	749	5%
Age 25 to 29	267	6.4%	230	5.3%	303	7.3%	800	6.3%	1,053	7%
Age 30 to 44	842	20.3%	864	19.7%	799	19.3%	2,505	19.8%	2,637	17.7%
Age 45 to 59	799	19.2%	834	19.1%	784	19%	2,417	19.1%	3,028	20.3%
Age 60 to 64	282	6.8%	273	6.2%	314	7.6%	869	6.9%	809	5.4%
Age 65 to 74	426	10.3%	391	8.9%	425	10.3%	1,242	9.8%	1,699	11.4%
Age 75 to 84	263	6.3%	272	6.2%	261	6.3%	796	6.3%	978	6.6%
Age 85 to 89	83	2%	47	1.1%	60	1.5%	289	2.3%	428	2.9%
Age 90 and over	44	1.1%	21	0.5%	34	0.8%				
Mean Age	41.6	N/A	38.7	N/A	41.0	N/A	40.4	N/A	41.3	N/A

Figures taken from Nomis (Census) and Cornwall Council Population estimates.

The population split is 49% Male/ 51% female.

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

Table 4: 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

Some Key Information from the 2017 PFA Residents Survey

- 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.

Communication routes survey respondents most frequently used to find out what is going on in Redruth: -

Word of Mouth	69%
Paper	50%
Social Media	41%
Local Radio	31%

Note: Figures taken from the 2017 PFA Residents survey (488 interviews/ questionnaires). More females to males responded (59% vs 51%) & there is a 95% confidence level i.e. (+/- 4.7%)

Policy Section

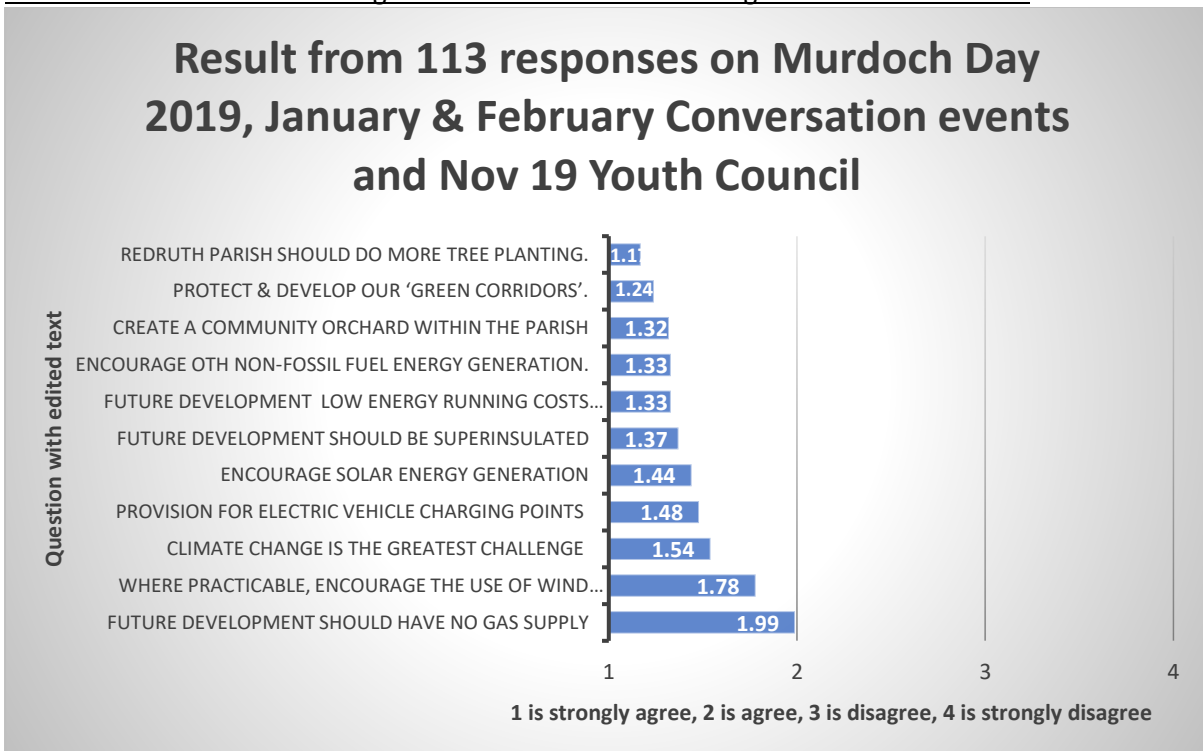
Policy Area: Climate Change

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

Evidence:

As Cornwall Local Plan does not contain policies on Climate change, 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 and at Redruth Conversation Events in January and February 2020. 113 questionnaires were completed. All the climate change questions were supported. A summary of the results is shown in the table below. The table is ordered to show strongest supported issue first.

Table 5: Results of Redruth Neighbourhood Plan Climate Change consultation in 2019.



During this time Cornwall Council started work on the Climate Change DPD. Redruth Neighbourhood Plan decided to work with this emerging Climate Change DPD and has responded to all the Climate Change DPD consultations to date. The pre-submission consultation opened on 25th February 2021 and will run until 16th April 2021. Redruth NP will respond to this consultation.

Our March 2021 Issues consultation is asking if the community support Redruth Neighbourhood Plan working with Cornwall Climate Change DPD and not setting any separate policies.

Policy 1: Redruth Neighbourhood Plan will not set any policy on climate change separate from Cornwall Council's Climate Change DPD. Redruth NP will respond to any consultations on the climate change DPD during the Redruth NP development. Redruth Neighbourhood Plan could support policy in the following areas:-

- Considering the use of low carbon design through the application of energy efficient measures via renewable sources (particularly solar). Additional considerations could include (where appropriate): hydro-electric generation; ground source heat pumps; biomass boilers; geothermal; and microgeneration (alongside any specific recommendations or measures within the emerging Climate Change DPD).
- Where appropriate, planning applications could be accompanied by a site-specific flood risk assessment in line with the requirements of national policy and advice. These may be delivered on a site by site basis and based on locally available evidence (which may include photographs, witness statements, existing flood risk assessments undertaken for developments in the area, a diary of flood events/drainage issues (which could include date, time, and location of the event, comments, details of the eyewitnesses and land owners if known), video footage and sketches).
- Development proposals should seek to include sustainable drainage design features (SuDS) to manage the risk of surface water flooding within the site boundary and elsewhere in the Neighbourhood Plan area. In this respect, policies could consider the use of permeable materials through design which may include: water harvesting or storage features, green roofs and/or walls, soakaways, or swales.

Policy Area: Design Code

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

Evidence;

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.

Policy 2: Existing Cornwall Council Design Code guidance for Redruth is felt to be adequate. Therefore, no separate design code document will be produced as part of the Redruth Neighbourhood Plan.

Policy Area: Historic Environment and Heritage Assets.

Objectives Safeguard and conserve the historic environment and heritage assets. **DRAFT POLICY 3**
Sustain and enhance the local character of the historic environment. **DRAFT POLICY 4**
It is intended that these policies apply to all development in Redruth, not just housing.

Evidence Base

Historic Studies Evidence Base for Redruth

The following documents contain policies relevant to conserving, sustaining, and enhancing the historic environment & heritage assets of Redruth.

Cornwall Local Plan Strategic Policies 2016

The Historic Environment section is pages 76-79 and outlines policies, key resources to be consulted (notably the Cornwall Historic Environment Record), a characterisation of Cornwall, and expectations of proposals affecting heritage assets (designated and non-designated) and defined in terms of significance and/or importance according to NPPF distinction).

This is not a full transcription but an annotated list of the key policies, suggesting how the Neighbourhood plan can build on each to formulate our own policy proposals, to meet our local objectives for town and parish development.

Policy 2.170 We recognise that Cornwall's outstanding and distinctive historic environment is an important irreplaceable resource that contributes to our economy, tourism, education, culture and community identity. Proposals for development should be informed by and respond positively to the historic environment to act as a catalyst for place making in Cornwall to reinforce local identity, character and distinctiveness.

The following policies set out how applicants must proceed in relation to the historic environment:

Policy 2.171 The National Planning Policy Framework (NPPF) provides guidance that should be used alongside this Plan particularly on the identification, significance, and protection of heritage assets both designated and undesignated. We expect applicants to assess and describe the significance of these assets, including any contribution made by their setting, sufficient to understand the potential impact of any proposal on that heritage significance.

Policy 2.172 The determination of planning applications by the Council will be based on the assessment of the potential harmful impact, taking into account the desirability of not only sustaining the asset's significance, but also of enhancing that significance and the positive contribution both conservation and well-informed new design can make to sustainability and local character and distinctiveness.

Policy 2.173 A substantial body of evidence on the historic environment has been collected and has informed the development of the Local Plan, its strategy for Cornwall's historic environment and the selection of sites allocated for development. The key resource is the Cornwall Historic Environment Record, which contains and provided access to a wide range of evidence used to develop an understanding of Cornwall's historic environment, local distinctiveness and its heritage assets and those parts of the historic environment which have a particular value or significance. These, and any other relevant resources, should be consulted as appropriate as part of an assessment process: these include the Cornwall Historic Landscape Characterisation, The Cornwall & Scilly Urban Survey, Cornwall Industrial Settlements Initiative, community network area Historic Environment Data sheets, Conservation Area Appraisals and Management Plans, site specific reports and topic-specific papers such as Improving Energy Efficiency in Cornish Historic Buildings.

Policy 2.174 In broad terms, the Council considers the following characteristics make a significant contribution to the local character and distinctiveness of Cornwall and where applicable, development proposals will be expected to demonstrate how these characteristics have been assessed and conserved.

Policy 2.175 is a bullet point list of features (too long to transcribe here, but quotable) ranging from towns to rural landscape and also 'sense of place' markers such as place-names, festivals, etc.

Policies 1.76 to 1.78 cover the assessment of the importance of assets and the balancing of potential, harm to an asset against 'public benefits'.

The following policy explicitly establishes Neighbourhood Plans as able to identify non-designated assets:

Policy 2.179 However, the same expectations for proportionate assessment and the need for justification through overriding public benefits apply to other designated assets (grade II listed buildings, parks or gardens) and all non-designated assets, as appropriate to their significance. Non-designated assets could be buildings, monuments, archaeological sites, places, areas or landscapes positively identified (in the Historic Environment Record, Conservation Area Appraisals or Neighbourhood Plans, or equivalent, or through assessment within the Planning processes) as having a degree of significance meriting consideration in planning decisions.

Heritage assets are covered in the following policy:

*Policy 2.181 Heritage assets are an irreplaceable resource, therefore proposals for development should be informed by and will be determined in line with statutory requirements, national policy guidance and specific relevant guidance, principles and best practice. At present this includes both national guidance, such as relevant Historic England publications (e.g. Conservation Principles, Historic Environment Good Practice Advice in Planning Notes; Decision making, Setting of Heritage Assets), and locally specific guidance such as the Guidance for Methodist and Nonconformist Chapels in Cornwall. **

The following policy, the last in the section, is considered to be the foundation for Redruth Neighbourhood Plan including non-listed buildings, sites, and characterising or place-making features in **Appendix 2 'Redruth Parish Historic Environment Catalogue and Guide'** to be consulted by planning applicants:

Policy 2.189 Non designated heritage assets: Proposals affecting buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets should ensure they are conserved having regard to their significant and the degree of any harm or loss of significance. The first port of call should be the Cornwall Historic Environment Record: www.cornwall.gov.uk/her

Redruth has produced a Local Assets list. It is consulting on this list as part of the March 2021 Issues Consultation.

Cornwall Industrial Settlements Initiative (March 2002). This covers Redruth Town Centre and Plain-an-Gwarry.

Some of the key information from this study includes:-

- 'Redruth was the capital of the greatest of all Cornwall's mining areas, important for its marketing, financial, managerial, and institutional roles...The greatest market town in west Cornwall, the length and complexity of its history is matched by the range, quality and complexity of its surviving historic fabric'.

Cornwall and Scilly Urban Survey 2004 (June). (Funded by Objective One, RDA & English Heritage)

Page 1: 'Redruth's history and geographic location has created a town with a strong, locally distinctive character.'

Pages 2-3 Identifies six character areas and recommends actions:

- Fore Street
- Alma Place and the remnant medieval townscape
- 18th and 19th century civic expansion
- The industrial town
- Victorian middle class housing
- Large houses and extensive grounds.

WHS Status: On 13th July 2006 select mining landscapes across Cornwall and west Devon were inscribed as a UNESCO World Heritage Site. The largest industrial World Heritage Site in the UK, with over 20,000 hectares spread over across Cornwall and West Devon. The site is made up of 10 areas.

Redruth is part of Area 5, which is 'The Camborne and Redruth Mining District with Wheal Peavor and Portreath Harbour'.

Map 2: A map to show the area of the WHS in Redruth Parish will be added.

WHS Management Plan (2013-2018)

The Management Plan's policies are divided as follows: Protection; Conservation and Enhancement; Presentation (ensuring access to the Site); and Transmit (improving awareness about the Site) and reflect the living nature of the landscape. The following policies from the WHS Management Plan are considered particularly relevant to Redruth:-

Protection Policy P2: All relevant strategic planning documents will make provision for the protection, conservation and enhancement of the Site and its setting.

Conservation & Enhancement Policy C2: New development will add to the quality and distinctiveness of the Site by being of high quality design and respectful of setting.

Conservation & Enhancement Policy C7: The historic character and distinctiveness of the Cornwall and West Devon mining landscape will be maintained.

Sites of OUV at risk include London Inn, Wheal Peavor Office, Mining Exchange and Murdoch House.

Map 3: A map will be added to show the 3 Conservation Areas, Town Centre, Plain-an-Gwarry & Carn Brea

Redruth Conservation Management Plan (2010)

'Redruth has a special and distinctive character that derives from the following:

- Its dramatic topography which creates views of the unfolding streetscape and cleverly placed landmarks.
- Its origins as a commercial centre, evident in the medieval burghage plot pattern in Fore Street and highly quality 19th- century commercial architecture.
- Its growth as a mining centre, which led to building booms in the 1820s and 1870s-1880s and associations with nationally-important inventors and engineers. Industrial chimneys are still prominent landmarks.
- The influence of local architect James Hicks.
- Redruth is largely characterised by 2-3 storey terraces, with the exception of the semi-detached houses in Clinton Road and Albany Road.
- Buildings in the commercial centre and working class residential terraces generally abut the pavement edge. Middle class terraces are more likely to be set back with front gardens.
- The palette of materials provides a coherence and uniformity to the conservation area and comprises of [sic] local kill as, granite, slate and sometimes the use of brick in commercial buildings. (p. 6)

'The Redruth Town Centre Conservation Area was designated in 1983 and since then has been extended three times (in 1988, 1991 & 2010). The aim of a conservation area is to preserve and enhance the features which contribute to an area's special architectural and historic interest. Such features of course include historic buildings, but also other aspects of the townscape including paving, trees, and planting, walls and boundaries and open spaces. The aim is to protect the historic environment as a whole, not just individual buildings. The designation of a conservation area brings into force planning controls to help manage the impact of change on the historic environment.' (p. 7)

Plain-an-Gwarry Conservation Management Plan (2010)

Need to add some descriptive text

Improving Energy Efficiency in Historic Cornish Buildings (2014) (an output of Camborne THI project 2008-2016)

Need to add some descriptive text

Cornwall Shop Front Design Guide (2017) (produced by Cornwall Council with funding from the Heritage Lottery Fund and St Austell Town Council.)

Need to add some descriptive text

Cornwall and Devon Mining Landscape World Heritage Site SPD (31st May 2017)

The Cornwall and West Devon Mining Landscape World Heritage Site is the largest WHS in the UK, covering ten discreet Areas controlled by three Planning Authorities (Cornwall Council, West Devon Borough Council and Devon County Council). The Areas of the Site are over land with multiple owners and management interests in coastal, rural and urban settings and comprise a mixture of physical assets (Attributes of OUV), and their attendant cultural traditions. The WHS is complex, and this complexity runs through every dimension of the Site. The ten component Areas of the Site, and all the landscape Attributes within, together comprise the OUV for the Site overall.

Within the WHS, the priority is conserving the OUV for which the area was designated.

When dealing with a planning application the process can be broken down into a series of more manageable tasks:

- Understanding what is at risk of being harmed by the proposed development;
- How harm might be caused; and
- Opportunities for the protection and management system to prevent this harm happening.

5.6: The setting of all principal forms of statutory designation used to protect, conserve and enhance the Site (e.g. Conservation Areas, Areas of Outstanding Natural Beauty, Scheduled Monuments and Listed Buildings) is a material consideration in the planning system and appropriate action should be decided on a case by case basis.

5.7: The fact that the mining landscape was an industrial and functional one shapes what is likely to be important, and what may be considered harmful, in its setting. Important views into and out of the WHS will usually not be 'designed' or intentional, and concepts such as the 'naturalness' of the landscape may also not be appropriate. Instead, judgements need to be made on whether developments in the setting of the Site affect OUV, in terms of how the respective roles and relationships of setting and OUV might change post construction.

6.29: The WHS comprises a series of heritage assets, cultural landscapes, and an attendant cultural legacy that help it meet the three inscription criteria; these are in turn authentic and have integrity giving the Site OUV. These assets have been categorised under seven different Attribute types that individually and collectively 'express' OUV

6.30: The seven Attribute types for the Cornwall and West Devon Mining Landscape WHS are:

- Mine sites, including ore dressing sites
- Mine transport infrastructure
- Ancillary industries
- Mining settlements and social infrastructure
- Mineworkers' smallholdings
- Great houses, estates and gardens
- Mineralogical and other related sites of particular scientific importance.

6.35: Whilst there is no comprehensive list of Attributes of OUV, due in part to the scale and complexity of the Site, some 'principal sites' were identified for illustrative purposes when the WHS was inscribed (designated); these are mapped and listed within the Management Plan under Chapter 3 and Appendix 8.1.

7.10: An aspect of authenticity of the Site that is considered particularly under threat is the spatial arrangements of areas such as Hayle Harbour and the setting of Redruth and Camborne.

Appendix 4: To control the impact and protect amenity permitted development rights are subject to Conditions and limitations. Together with Conservation Areas, National Parks, Areas of Outstanding Natural Beauty and the Broads, World Heritage Sites have been classed as article 2(3) land. These are protected areas where special quality has been recognised and as such specific limits have been place on the applicable permitted development rights.

Appendix 6: Individual heritage assets and cultural landscapes considered to be of national importance may have been given a statutory designation. Statutory Designations are:

- Listed Buildings (under the Planning (Listed Buildings and Conservation Areas) Act 1990)
- Conservation Areas (under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990) (Redruth and Plain-an-Gwarry Conservation Areas)
- Scheduled Monuments (The Ancient Monuments and Archaeological Areas Act 1979)

WHS Management Plan (2020-2025)

Need to add some descriptive text

Additional Evidence Base for Redruth

Projects delivery *A couple of lines of text to be written explaining the below projects.*

- Redruth HERs (ended in 2009) and improved 35 town centre buildings
- Kresen Kernow (opened September 2019)
- Redruth HSHAZ (Starts in September 2020 for 4 years) *Add summary detail here*
- Cornwall Heritage Trust are setting up their head office in the ex Library on Clinton Road. (from 2020)

Map 4: The 13 area Historic area graphic to be included. Developed as part of the NP process

*Reference & Explain to the 'Redruth Parish Historic Environment Catalogue and Guide' (Appendix 2)
Developed as part of the NP process*

Add in the summary of the PFA research and future consultation support for these policies

Policy Area: Historic Environment and Heritage Assets

DRAFT POLICY 3: Safeguard and conserve the historic environment and heritage assets.

Issue:

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. Our position at the centre of the UNESCO Cornish Mining World Heritage Site and the development of the new Kresen Kernow facility within the town firmly establish the town and parish as a key centre for Cornish heritage.

Objective: To safeguard and enhance the outstanding and distinctive historic environment and cultural heritage of Redruth Parish, of both the town and rural areas, so that it may contribute to economic growth and community wellbeing. It is vital for the economic, social, and cultural benefit of the community now and in years to come.

Evidence: The March 2017 PFA Community Survey shows, the highest number of respondents chose 'Heritage/history (incl. Miner Statue)' in response to the question, 'If we should preserve one thing about Redruth for our children's future it would be?'

This policy is aligned with National Planning Policy Framework Policy 12: Conserving and Enhancing the historic environment, pp. 25 and with the Cornwall Local Plan: Strategic Policy Document 2010-2030 Policy 24: Historic Environment, pp. 76-79.

The public will be asked about their support for this policy topic & the Local asset listing in Issues consultation starting in March 2021. Headline results will be added this report. Full detail will go into the Statement of Community Involvement.

Policy Direction 3: Development will be supported only where it can be shown to safeguard the historic environment in line with Cornwall Local Plan Policy 24. Applications should not have an adverse impact on sites of international, national, and local importance and significance (as listed in the 'Redruth Parish Historic Environment Catalogue and Guide' and in the Cornwall Historic Environment Record, www.cornwall.gov.uk/her).

Other policy wording that could be included here is

- With reference to the setting of designated and non-designated heritage assets (including views into and out of these features), development proposals could be encouraged to complete a full heritage impact assessment at the planning application stage to help to understand the significance of the heritage features.
- Sensitive design techniques could include:
 - Inclusion of high quality and (where possible) locally sourced materials and detailing that contribute positively to the setting of nearby heritage assets and reflect local building traditions.
 - Retention of traditional heritage features through the design of new development areas, aligning to any management objectives / recommendations within the WHS Management Plan, Cornwall's Design Code for Redruth, and the Redruth Town Centre / Plain-an-Gwarry Conservation Area Appraisal and Management Strategy documents.
 - Proposals could reflect the distinctive and historical architectural style and design traditions established in the Neighbourhood Plan area, integrating with the historic topography, settlement form, historic street patterns and street lines.
 - New development areas could respond creatively to the setting of the surrounding areas, having regard to the character of adjacent buildings and spaces (including scale, orientation, height, materials, colour and massing).
- For areas of land which have been identified by Cornwall Council or the Town Council for their archaeological importance, new development proposals could undertake archaeological evaluations prior to construction, with any findings appropriately reported and documented on Cornwall's Historic Environment Record in line with best practice guidance.

The public will be asked about their support for this policy topic & the 'Redruth Parish Historic Environment Catalogue', in Issues consultation starting in March 2021. Headline results will be added this report. Full detail will go into the Statement of Community Involvement.

DRAFT POLICY 4: Sustain and enhance the local character of the historic environment.

Issue: To ensure that building works and new developments are sympathetic to Redruth's history.

Objective: 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. To aid applicants and others, we have produced a 'Key Features of Local Character Guide' within our 'Redruth Parish Historic Environment Catalogue'. This Local Character Guide details key features of our architectural character, in the broadest sense, from preferred materials to views and historic pathways to be preserved.

Evidence: In the March 2017 PFA Community Survey, 68% of respondents agreed that Redruth 'Is a town with character', 67% agreed that it 'Values and promotes its heritage', but only 10% of respondents agreed that 'Building work and new developments are sympathetic to Redruth's history' (4.7 Heritage and Infrastructure, Community Survey to Inform Redruth Neighborhood Development Plan (March 2017, p. 54).

Policy Direction 4: Applications for new development and alterations to existing properties should complement, and not have an adverse impact on, the historic environment (as defined and detailed in the 'Key Features of Local Character' section of the 'Redruth Parish Historic Environment Catalogue and Guide' and in the Cornwall Historic Environment Record, www.cornwall.gov.uk/her).

DRAFT POLICY 5: Safeguard and enhance green spaces within the town settlement boundary.

Policy Direction 5: Infill development will only be permitted where there is no loss to the character and amenity for the proposed site 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.

The public will be asked about their support for this policy topic, in Issues consultation starting in March 2021. Headline results will be added this report. Full detail will go into the Statement of Community Involvement.

DRAFT POLICY 6: Safeguard and enhance historic and established pathways linking townscape and rural landscapes.

Policy Direction 6: Development will only be supported where it respects and/or contributes to the established network of pathways, linkages, and green corridors through and between the town and rural sections of the parish.

The public will be asked about their support for this policy topic, in Issues consultation starting in March 2021. Headline results will be added this report. Full detail will go into the Statement of Community Involvement.

Housing

Objectives:

- We need to develop a good mix of homes in Redruth Parish, to achieve a balanced community.
- Facilitate an appropriate mix of market, social and affordable homes including the provision of adaptable properties to meet the needs of changing demographics.
- Creating good, practical, quality places in which people want to live, play and work,
- Use resources effectively and imaginatively.
- Any new development within the Redruth Parish should meet the following general design requirements:
 - It should promote high quality, local context-informed design with the innovative use of traditional and modern materials, which should be utilised whenever possible, in order that appropriate development is good looking and adaptable to change.
 - The character and quality of the Redruth built, and natural environment should be maintained, respected and enhanced, for the benefit of our residents, visitors and our biodiversity.
 - To keep a good mix of homes in the town in order to achieve a balanced community.

Evidence (figures)

The Housing Target for CPIR as set in the Cornwall Local Plan

For 2010 to 2030 the CPIR area has a housing target of 5200 homes in the Cornwall Local plan site allocations document. This target is not further split down to areas.

The Cornwall Local plan also has a target 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.

Table 6: Housing built and Housing with permission in Redruth Parish.

These figures were compiled in October 2020.

Status of the Redruth Housing	Total	Market House (OM)	Afford House (AH)	Notes OM – Open Market AH – Affordable Housing
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 are considered stalled currently
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,
Totals	1965	1498	467	These totals include everything
Totals (excluding Brewery & stalled sites)	1744	1277	467	

Redruth Neighbourhood Plan Housing Needs Assessment

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 5. 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. *Note: This figure is calculated by deducting Redruth housing completions at March 2010 (922) from the needs figure 1960 stated in point 1.*

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 but can include:
 - a. Low cost housing for sale built and sold for a specified discount percentage of open market value (with initial sales being in the region of £77,500 for 1 beds, £94,500 for 2 beds, £105,500 for 3 beds, and £116,000 for 4 beds). This can be provided by registered providers or the private sector.

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

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

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

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

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

Name and address of Care Home	No of Bed	Nature of care offered
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
Total	131	

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.

Evidence (Consultation):

The March 2017 PFA Community Survey

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.

- Overall, 18% say the property they live in is either insufficient for their needs now or will become so 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. Overall, including other reasons, 11% of all participants in the survey say that they or at least one other member of their household is actively looking for property within (or around) Redruth.
- 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.

Survey participants were asked to consider Redruth’s built environment and what they would like to see improved.

- 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%).

In terms of housing development, participants' understanding or perceptions of what small, medium or large developments may differ; about a half (48%) think a mixture of small and medium size developments would be suitable for Redruth in the future whereas 20% would prefer several small developments. Only 7% suggested that one or two large developments concentrated to a particular area would be appropriate.

Redruth residents are concerned that basic infrastructure and services must be invested in at the same time as any new and large housing developments.

Policy Area: Housing

All of these draft policies will be tested in the Issues consultation in March 2021 onwards

DRAFT POLICY 7: Setting the Development Boundary

Policy Direction: The Development Boundary of a town indicates where development will be permitted within the boundary and resists development outside. Redruth does not currently have a publicly agreed Development Boundary. This Neighbourhood Plan will set the development boundary.

DRAFT POLICY 8: Parking outside the town centre will have more off-street parking than Cornwall standards.

Policy Direction: A policy recommending that all new development outside the town centre, provides more off-street parking than the Cornwall Standards?

DRAFT POLICY 9: Preventing existing gardens being over - developed into new properties

Policy Direction: A policy that prevents the overdevelopment of gardens in existing Redruth housing into new properties. (i.e. stops existing gardens being developed into new properties?)

DRAFT POLICY 10: 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 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.

DRAFT POLICY 11: SELF – BUILD HOUSING should be supported

Policy Direction: Schemes that support self-build housing should be supported.

Other Policy topics could include:-

- Use of low level lighting to protect dark skies and tranquillity of the more rural areas of the Neighbourhood Plan area (i.e. north of the A30)
- Application of design techniques within new development areas which are sensitive to the local landscape and townscape character. This could include measures which seek to retain and enhance locally important viewpoints, incorporate local materials into the design to respond to

local architectural styles, incorporate appropriate visual screening from the surrounding landscape / townscape (including from nearby residential areas), and through careful scaling and siting of buildings.

- Ensuring that appropriate drainage infrastructure is provided to serve new development areas, to not overbear the existing network or add to difficulties with local water supplies, sewerage and sewage treatment and waste disposal.
- Incorporating the use of permeable materials through the design of new development areas (wherever possible), avoiding large areas of hardstanding.
- Encouraging a brownfield-first approach to new development (wherever practicable), to safeguard areas of the best and most versatile agricultural land.
- Proposals could be encouraged to address the need for dwellings designed to meet special needs such as 'lifetime homes' suitable or readily adaptable for disabled or elderly people.

Trengweath

Write the recent story of Tregweath here and advise what is proposed.

The aim is to set a site housing allocation for the Trengweath site.

DRAFT POLICY ?: Trengweath re-development

Policy Direction:

Redruth Town Centre & Employment (Economy and Business)

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. It 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.

The Masterplan being developed through the HSHAZ project, by Lavingne Lonsdale will be the basis of the consultation. This is anticipated to be ready in May 2021.

Town Centre

Map 5: A Map showing the town centre (marked up with occupancy/ vacancies) & primary frontage & boundary.

Objectives

- 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)
- To have a town centre that residents are proud of and attracts visitors to enjoy
- To deliver the regeneration of the Redruth Brewery site, into a high- quality gateway into the town centre (From the CPIR Towns Framework).
- Support the Redruth HSHAZ project (2020-2024). Through a programme of investment, it will bring 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.

Evidence Figures and Projects

This is to be written. Will include current vacancy rates, Events and Tourism. Will also reference Grimley Reports and Corona virus impact.

Grimsey Review June 2020. (the following quotes are all taken from this document)

Restoring our nation's high streets and town centres. They are arguably the most symbolic representation of community wellbeing, Instead of acting as a catalyst for good health and neighbourliness, they've become a frontline for ill health and crime. as people are appreciating spending less money, breathing cleaner air, noticing more wildlife and sharing a stronger sense of community. Old consumption driven thinking must make way for healthier driven strategies that meet the desires of a younger generation, embracing seasonality, community and unique experiences. This change has little to do with shops and everything to do with the community spirit and togetherness kindled by this pandemic. Unique places will emerge embracing the 'new normal', using technologies in very different ways. Climate change, which has not gone away, will climb back up the agenda and become the priority of the next generation who will also inherit the biggest public debt since World War Two.

As we emerge from lockdown, we are presented with a once in a generation opportunity to redefine our social values. Greed and mass consumerism can now be replaced by a way of life that values the environment and fosters a new sense of community.

The shift towards a community hub concept, no longer simply reliant on retail, has been remarkable. The quality of life in these places has improved and that was achieved through a collaborative effort from all stakeholders and strong leadership.

This approach is very much at odds with a growing view among young adults in particular that business needs to be accountable to more than its bottom line, and be accountable for the wellbeing of its people and communities. The notion of 'stakeholder capitalism' where businesses should serve wider societal interests rather than just their shareholders was the main theme at this year's World Economic Forum

meeting in Davos just before the pandemic hit. With a renewed focus on the health and wellbeing of staff and customers starting to define the future economy, shareholder primacy is no longer sacrosanct. A study by Harris Group found that 72 per cent of millennials (aged 24 to 38) would rather spend their money on an experience or an event than buying things, and this is reflected in the shift towards leisure, arts, culture and dining on high streets. Social media is a key driver. Posting pictures on Instagram of new experiences is de rigour. Pictures of what you've purchased are a bit passé. Deloitte's 2019 millennial survey showed that millennials will patronise and support companies that align with their values and make a positive impact on society. Generation Z's (aged between 5 and 23) are also socially focused with their opinions on companies formed by their ethics, practices and social impact. Their influence should not be underestimated, particularly while we're not far from one of the greatest wealth transfers in modern times. By 2030 we will see baby boomers pass on trillions of pounds in assets to younger family members leaving them with much greater spending power. The move towards a bigger high street purpose has been gestating for some time and people want to see their local areas prioritise their community instead of distant shareholders. It's not just young people that town centres no longer properly cater for. Older people also feel unwelcome. A report by the charity, Anchor, showed that 60% of older people are worried about the lack of seating that is provided in shopping areas for them to rest. The closure of public toilets, poorly lit areas and inadequate access to transport also contribute to an unwelcoming environment that's at odds with the idea of age friendly neighbourhoods.

kick

Combined, interventions like people friendly transport policies, reimaged civic space, increased greenery and local food hubs can begin to redefine high streets through the lens of community. start a local fresh food renaissance.

Surgical intervention to tackle empty buildings using CPOs and other regulation powers will be required. There should be serious consideration of relocating public assets to the town centre and for the high street becoming an enterprise zone.

Green space has never been more valued and should be an essential part of any town centre plan and design brief. Garden squares, small parks, tree lined pedestrian routes and landscaped areas all contribute to civic pride.

Retail floor space is estimated to shrink by as much as 80% across the country; a result of the pandemic combined with the underlying trend of decline.

Great to see Krowji and the Buttermarket as exhibit 2 (page 35) of this report.

Shift town planning and design so that towns are designed around the "20 minute neighbourhood" where people can access all essential services within a short walk, rather than having to use the car; Design town centres to be welcoming to all ages. Younger people have been discouraged from using town centres through dispersal orders, bans on skateboarding and hoodies, mosquito devices and being "designed out" of the space. Older people need high streets that are age-friendly with seating and public toilets, regular public transport and are well-lit and well-managed spaces

Recommendations from Grimsey review that would benefit Redruth Town Centre

Rec 5: Transparency of property ownership: To enable an accountable property market, the UK Land Registry could do as Companies House has done for company ownership and open up its full dataset, for free, on who owns all high street property and land in the UK. *This would be a massive benefit.*

Rec 9: A reduction in streets and a huge expansion of green space, parks and town squares. *Justification of the Brewery possible interim solution..*

Rec 13. Business Rates. Take the opportunity to scrap business rates in the retail sector altogether as an outdated inappropriate property tax. Replace it with a straight forward 2% sales tax that will raise the same amount as before and level the playing field between online and offline retailers. *Support for town centre*

Rec 15: Kickstart a local seasonal fresh food renaissance by establishing rewards/tax breaks that recognize locally grown produce. *Also help post Brexit!*

Rec 22: Town Centre Safety Kitemark. Government should create a scheme that details the minimum health, safety and environmental standards for Towns to achieve and make public their performances through a Kitemark Scheme.

Rec 26: Recognise that towns and cities must no longer be designed around the car and begin a major shift in planning and design to reflect this. This should make the 20-minute neighbourhood a central principal of the planning system in order to encourage people to travel less, buy locally and be able to get all the services they need within a short walk.

Evidence Consultation *This will be reviewed once issues consultation is done on this in May 2021.*

The March 2017 PFA Community Survey:

Thinking about Redruth's amenities and key assets, participants were asked how important it is for them to be available in Redruth. The top three most important facilities to be available are:

- Town centre shops & services – 82% essential and 98% overall consider important
- Railway station – 80% essential and 98% overall consider important
- Health centre – 80% essential and 98% overall consider important

Whilst all the listed amenities were considered important, few are used by people 'all the time.' The stand-out exceptions are:

- 'town centre shops & services', essential for 82% and used frequently by 68%,
- and 'public footpaths', essential for 58% and used frequently by 49%.

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%).

In terms of what should be improved to make Redruth a better place for their future:

- 20% cited the town centre or its shopping experience,
- 17% said provision of offerings specifically for young people and
- 10% its sports and leisure facilities.
- A further 10% cited responses relating to better opportunities for young people (addressing low income and poverty).

Participants were asked to rate Redruth against a number of criteria and as a place to enjoy various activities. According to those who rate it 'good' or 'excellent', Redruth is good for:

- Commuting from – 79%
- Bringing the community together through festivals & events – 71%
- Providing an overall good sense of community – 59%
- Being a safe place to live – 54%.

Redruth is perceived not to be a good place for:

- Running a business – 54% rate poor and only 21% as good
- Tourism – 38% rate poor and only 28% as good
- Participants were asked whether they or anyone in their household ran a business. 16% have someone in the household who runs a business. 8% overall have a home-based business.

Redruth is considered a good place for its locality and health benefits by most people, though for many it does not have a good offer for enjoying a night out.

Survey participants were asked to consider Redruth's commercial offerings, including how and where people go for shopping and as a place to run a business.

9 in 10 participants were wholly or partially responsible for their household shopping. On average, residents are using more than one location for their 'main' food and grocery shopping, although the vast majority are shopping in local supermarkets (80%) or using local independent shops (30%).

Three quarters do their top-up shopping in Redruth local independent shops, with over a third also or solely using supermarkets. However, only a quarter use Redruth town for non-grocery or leisure shopping and three quarters go elsewhere – mostly Truro (45%) or online (33%).

In terms of how Redruth should develop over the next 15 years, a third (32%) would like to see a better variety of shops/businesses, one in five (21%) would like a modernized and safer feel to the town centre and a similar proportion (18%) think there could be a better cultural, heritage and leisure offer by the town.

Redruth High Street Heritage Action Zone (HSHAZ) and Redruth Revival project

Redruth Revival Community Interest company formed in 2016 and bought the Buttermarket.

More to write here

HSHAZ started in September 2020 – more to write here. Include RTC moving to Alma place & purchase of market way, London Inn, Buttermarket, TC masterplan, Conservation area re-fresh, opeway improvements, events development and connection to Kresen Kernow.

Policy Area: Town Centre

The only Town Centre policy the community is being asked about in the March 2021 consultation is Fairmeadow Car Park.

DRAFT POLICY 12: Fairmeadow Car Park should be retained as a car park. It's allocation in Cornwall Local Plan as a Retail Development site should be reviewed.

Policy Direction: Fairmeadow Car Park is allocated as a Retail Development site in the Cornwall Local Plan. Fairmeadow car park is the only Redruth car park available, when approached from the south of the town. The Buttermarket redevelopment and relocation of Redruth Town Council offices into Alma place strengthen the needs for this car park. Some development of the site would be supported.

We anticipate asking about the rest of these draft policies with the masterplan consultations from June 2021.

DRAFT POLICY 13: No change to town centre boundary

Policy Direction:

DRAFT POLICY 14: Primary retail frontage should permit other commercial uses which require customers to visit in person.

Policy Direction: 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 and permitted

DRAFT POLICY 15: Upper Floors and the rear of Town Centre buildings should be encouraged to develop into appropriate housing

Policy Direction:

DRAFT POLICY 16: How the Town Centre works in the evening, is important. This should be considered, as well as daytime use.

Policy Direction:

DRAFT POLICY 17: Support improving the Opeway connections in the town centre

Policy Direction: Improving Opeway connections in the town centre is considered important to improving Redruth Town Centre

Redruth Brewery Site

Write the story of Kresen Kernow and the masterplan here

DRAFT POLICY 18: Redruth Brewery re-development

Policy Direction: *The aim is to set a site allocation policy for the Brewery site based on the preferred option in the Masterplan. This is anticipated to go to Community Consultation along with Town Centre Masterplan*

Redruth Employment Sites (not town Centre)

Map 6: Need a graphic to show all the employment sites in Redruth Parish

A graphic showing all retail & workspace that is not in the town centre, Cardrew, Treleigh or Krowji may also be useful

Objectives:

- To raise the quantity and quality of employment opportunities within CPIR, by providing the land, workspace and infrastructure necessary to enable new and existing businesses to grow; as well as offer an attractive location for businesses to relocate. (An objective for CPIR)
- Encourage and support employment that is locally based, sustainable and diverse including health and education.
- Establish Redruth as a location to develop Cornwall's cultural industries (Reference - the Cornwall Site Allocations DPD):

Evidence: Consultation

This section will be reviewed & updated when the issues consultation is completed.

The March 2017 PFA Business Survey:

The sample & methodology.

A total 103 interviews were conducted during October and November 2016, using an independent database (sourced via marketingfile.com) of businesses operating from within the Redruth Parish boundaries. (27%) of businesses identified as being in the Redruth town centre. 75% work from a single dedicated location in Redruth, whilst 20% have two or more locations in total.

Future Business in Redruth

Businesses were asked to think about the sort of town Redruth could be in the next 15 years, and what types of employment (e.g. types of business, sectors, jobs etc.) the Neighbourhood Plan should encourage.

- 23% said it needed to encourage retailers,
- 17% want to see a strong mix of businesses,
- 10% would encourage manufacturing, one of Redruth's more represented sectors

Further, some (31%) think Redruth should discourage "more of the same" (some mentioned included 'charity shops', hairdressers, etc.), although 17% think "all should be encouraged", and 39% were unable to give a view.

36% of businesses believe it is important or extremely important for future policies to promote working from home. A slightly lower proportion (30%) do not think it is important.

92% of businesses consider Redruth to be the right location for the long-term future of their business. Only 5% felt their future was elsewhere.

Development of Business Space

Two thirds (66%) are satisfied that Redruth has sufficient and adequate land available for business development, with just 14% saying it doesn't. 63% think existing business parks and industrial estates in Redruth are suitable and adequate for future business needs.

38% would protect existing employment sites from changes of use, with a near equal proportion (39%) saying they wouldn't and 23% do not have an opinion.

Infrastructure

42% rate Redruth's road infrastructure to be somewhat or completely inadequate to sustain future developments, versus just 24% saying it is somewhat or completely adequate. Those unhappy with the road infrastructure describe access and layout being inadequate, traffic congestion and delays, and problems with traffic planning and constant road works.

Businesses say their business needs are being met through telecommunications to varying degrees. 86% say their landline telecommunications is good or very good. However, just 65% rate their broadband internet as good or very good and mobile telecoms is rated even lower at 59%. Problems were felt to be with the internet, mobile phone reception & business rates.

Evidence: Figures and Projects *This whole section needs to be better written.*

Write about all the investment since 2010, particularly in Treleigh, Wheal Harmony & Krowji. Get figures for the European Investment during this time.

Write about what is happening now – Krowji Phase 2, Parc Errisey development

Employment Sites Protected through Cornwall Local Plan

The Redruth Employment sites protected through Cornwall Local Plan are:-

Cardrew Industrial Estate (TR15 1SS) Cardrew has 56 companies listed at Companies House (2019). The rest will be branch locations or registered elsewhere. Cardrew should be limited to B uses only, but does have other businesses in the location.

Treleigh Industrial Estate (TR16 4ES) has 19 companies listed at Companies House (2019). There are 35 businesses currently trading from Treleigh. The rest will be branch locations or registered elsewhere.

Treleigh is limited to B uses only, but does have other businesses in the location.

Scorrier Industrial Estate. The major tenant is Cormac.

Other Employment Sites in Redruth proposed for protection through the Redruth Neighbourhood Plan.

Protecting employment sites as employment sites means that if the sites come forward for development or re-development during the Neighbourhood Plan period then the site development should be for employment uses, not residential. Bartles Industrial Estate, North St, Redruth TR15 1HR shows the outcome if employment land is not protected as employment land. The new development is housing.

In the March 2021 Issues Consultation we are asking the community if the following sites should be protected as employment land:-

E12 – Gilberts Combe New Portreath Rd, Redruth TR16 4HG: The site 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.

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.

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

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.

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 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, but the ambulance station is still operational next door. The site is currently occupied by EDT Services LTD, a construction company.

E17 – Drump Road – the ex-Police Station Trecarrel, Drump Road, Redruth, TR15 1LU: Since the police vacated the building has been used as offices. It is currently 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, 2 businesses are currently based at Town Mill Foundry, No 2 the Same Signs and Wraps & On All Floors.

E19 – Former Bootsies/ Jewels site on Treleigh Avenue Redruth, TR153AG: At least 3 businesses are currently 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

Working from home NP policies

Need to add in what these policies could cover & benefits

Information on Broadband: Average broadband speed of 13.9 Mb/sec vs UK average of 17.57 Mb/sec. *This figure needs checking*

The evidence Online shopping was not much fun until 4G but since 2013, it has improved dramatically. UK users have increased their fixed broadband data usage from 8GB per connection in 2008 to 97GB in 2015 and then 132GB in 2016.

Policy Area: Redruth Employment Sites (Not Town Centre)

DRAFT POLICY 19: The following sites should also be protected as employment sites for till 2030.

Policy Direction: Currently only Cardrew (CPIR-E4), Treleigh (CPIR-E3) & Radnor Road, Scorrier (CPIR-E8) are protected as employment sites in the Cornwall Local Plan. The following sites are being considered for protection, Gilberts Combe – E12, Parc Erissey Industrial Estate – E13, Krowji – E14, Bartles Industrial Estate – E15, The ex-Fire Station (Close Hill) – E16, Drump Road- the old police station- E17, Town Mill Foundry – E18, Former Bootsies/Jewels site on Treleigh Avenue/ Tolgus Wartha – E19, Hillside Industrial – E22.

DRAFT POLICY 20: Homeworking – support Broadband improvements

Policy Direction:

Integration of communications infrastructure into the design of new development areas to enable super-fast and fibre connectivity to broadband services. Could there also be scope to improve connectivity in the parish (where required) to encourage more flexible working practices and support the digital economy? This is particularly relevant as we continue to respond and adapt to the ongoing impacts of the COVID-19 pandemic.

Transport

A more detailed introduction is required.

The focus for 2020 to 2030 is on improving cycling and pedestrian routes for Redruth and making provision for charging electric vehicles.

Map 7 showing cycle and pedestrian access to the town centre

Map 8 showing the Tolgus Trail phase 1 route and option for phase 2 route options to connect to the Town Centre.

Map 9 showing other key cycle and pedestrian routes around Redruth Parish which will make it easier for everyone to walk or cycle.

Map 10 showing any electric vehicle charging provision in Redruth Parish

Objectives

- To improve the vehicular, cycle and pedestrian access to the town centre (From the CPIR Towns Framework);
- To create a safe pedestrian and cycle route to Portreath from Redruth (The Tolgus Trail);
- To improve other key cycle and pedestrian routes around Redruth Parish which will make it easier for everyone to walk or cycle.
- To make provision for electric vehicle charging.

Evidence Policy

This section is to be written

Evidence and projects to date

Write about the road improvements in Redruth ie the A3047 which has opened up the access into Redruth. This has taken place in the first 10 years.

Write about anything else done since 2010 – check the transport delivery plan.

Evidence and planned projects (2020 onwards)

Add in any planned transport projects

Evidence on Electric Vehicle Charging Points

Redruth Parish only has two electric vehicle charge point locations currently. Tesco store car park has 2 charge points and Krowji also has 2 fast charge points for site visitor use (and 4 others for site tenants). Flower Pot Car Park is also planned to have 2 charging points installed later in 2021.

Evidence Consultation: *March 2021 Issues consultation results will be added here.*

The March 2017 PFA Community Survey

The majority (81%) of people responding to the survey own or have use of a car and do not require public transport to get around.

However, 71% say they use public transport to or from Redruth, with over half using both local bus routes and the railway. Public transport is used across all age groups with the over 65s being slightly more likely to depend on local bus routes and those least likely to be using the railway.

The vast majority (97%) of those who use local bus routes have done so within the last year, with half (or over a quarter of all respondents to the survey) having done so within the last week.

Whilst most respondents live in households with access to a car, 19% do not.

Overall, 37% say they rely on public transport to be able to get around. Fortunately, for most, services are sufficient for their needs.

Younger people have a greater reliance on public transport than older people and are more likely to consider transport services insufficient for their needs.

For those who consider public transport insufficient for their needs, it could be improved by more frequent services (66%), being better integrated (51%) and having better timings (42%). Over half (56%) also believe cost to use is prohibitive.

Map 11: showing bus stops and routes, taxi ranks, cycle racks, cycle routes, train lines and any community transport schemes.

Policy Area: Transport

Encouraging the use of alternative methods of transportation by providing electric vehicle (EV) charging points in new development areas and walking / cycling routes accessible for all users and which provide connectivity services and facilities.

DRAFT POLICY 20: Improving cycling and walking routes should be the transport priority for the next 10 years for Redruth, rather than road improvements.

Policy Direction:

DRAFT POLICY 21: Support extending the Tolgus Trail route from the Gold Centre (New Portreath Road) to Redruth Town Centre.

Policy Direction: 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.

DRAFT POLICY 22: Prioritise providing electric vehicle charging points in Redruth.

Policy Direction: Redruth Parish doesn't currently have any public electric vehicle charging points. Providing some should be prioritised

Other Policy could include:

Traffic calming measures through design (20mph limits through new development areas; speed humps to slow cars; one way streets etc.). Where appropriate, such measures could be outlined in traffic management plans which accompany development proposals.

Tourism

This section needs more work.

Objectives:

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)

Introduction: *Write more here*

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. Redruth Town has its own story to tell and there is also 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.

Evidence and numbers

List the tourism assets in the Parish. This section has been started, but not finished and needs more work. Needs a graphic showing the tourism assets and the mineral tramways & pedestrian routes to these assets.

Stuff for tourists (and residents) *new*

Penventon Hotel
Trickies Hotel
Inn for all Seasons
Mosely Railway & Toy Museum
The Gold Centre
Kresson Kernow
Regal Cinema & Theatre
Krowji (Open studios)
Library
Redruth 4 festivals
The markets (weekly Tinnors Thursday and monthly 1st Saturday)

Evidence Consultation

Add the consultation evidence to date & information gathered at March 2021 Issues Consultation

Policy Area: Tourism

DRAFT POLICY 23: Connect Redruth Town Centre to the surrounding existing mineral tramways routes

Policy Direction: 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.

DRAFT POLICY 24: Support improving the signage for the mineral tramways routes to and from Redruth.

Policy Direction: The signage for the mineral tramways routes needs to be improved.

Public Services

Objectives:

- Ensure that the future Health, Education and Public Service provision are appropriate for the growing population and changing needs.

Evidence Numbers

Policy for Public Services *wording of this section needs to be sorted – just references included.*

Public services guidance sheet states the topics as Health, Education, Public Spaces and Policing.

Strategic policy covers the following:-

NPPF -para 28, 70: promote the development and retention of local services

Cornwall Local Plan Strategic policies – Policy 4 – Shopping Services and Community Facilities. Redruth has a defined town boundary within which loss of facilities is resisted (sections 1-3 of policy 4). For rural areas policy 4 requires retention of community facilities and village shops unless it can be shown not to be required/viable or is being replaced.

Open spaces -policies 12, 13 and 16 refer to open space in new development

Policy 25 to retain green infrastructure and open space and links

Cornwall Local Plan site allocations DPD –the infrastructure section has detailed info about healthcare para 5.37 - 40

Cornwall Local Plan site allocations DPD –the infrastructure section has detailed section on education – paras 5.34 & 5.35 which identifies Pennoweth school for expansion

Topics & figures to be taken from the Cornwall Infrastructure Needs Assessment.

Health

Evidence Consultation

The March 2017 PFA Community Survey: Asked residents about their use of healthcare facilities in Redruth. 45% of households have at least one member of the household registered with Manor Surgery and a 25% are registered with Clinton Road. Most people are registered at a local surgery of choice, with just 4% registered outside of Redruth by necessity. For households with more than one occupant, 83% have all members registered at the same GP surgery

Similarly, relating to accessing dental care: A quarter (26%) of households have at least one member of the household registered with the Green Lane practice and a similar proportion (24%) with Bond Street Dental. Although most people are registered at a local surgery of choice, 6% have someone registered outside of Redruth by necessity. However, perhaps most worryingly from a social point of view, 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

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.

2 questions on future health provision in Redruth are being asked in the March 2021 issues consultation.

GP Practices

There are currently 2 practices in Redruth:-

Clinton Road Surgery 19 Clinton Road Redruth TR15 2LL

Manor Surgery Chapel Street, Forth Noweth Redruth TR15 1AU

Both practices are currently located in buildings which are at capacity. The practices are now formally considering coming together so they can better cope with the expanding population.

Numbers of Patients registered at a GP Practice April 2013 - onwards (Taken from CC's website)

Since 2013, patient numbers have increased by 11%

It is estimated the increase will be? By 2030. *Complete this figure*

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	Current (tbc)
Clinton	4649	4663	4678	4707	4678	?
Manor	11851	11864	11904	11925	11955	?
Totals	16,500	16,527	16,582	16,632	16,633	17,500
Change	+720	+747	+802	+852	+853	+1,720
% change	+4.6%	+4.7%	+5%	+5.4%	+5.4%	+ 10.9%

Policy Area: HEALTH

Health

DRAFT POLICY 25: Support proposals for GP merger & expansion in Redruth

Policy Direction: Wording to be drafted after the March 2021 Issues Consultation

Education & Children's Services

Information collected to date to be added..

Nurseries

We need the numbers now and projections for the future. This needs to be understood for 3-4-year-old education and childcare for working parents (afterschool & holidays).

It was agreed we should look at 2 categories – 6-9month provision – 3 years and then 3-4 year olds as important for work and 3-4 year olds now entitled to nursery schooling.

No Nurseries on the Cornwall Council map in Redruth. From a Google search the following were found: -

Buzy Bees Pre-school, Redruth TR16 4AY (at Treleigh)	(9 months – 11 years)	Places?
Flying Start Redruth Children's Centre, 24 Drump Rd, Redruth TR15 1LU (0-11 years)		Places?
Little Stars Nursery, Warmstar House, Chapel Street, Redruth	(2-5 years old)	16 places
Lowen Harts, Gweal-an-top, Redruth	(0-5 years)	Places?
The Numbers Nursery, The Elms, 61 Green Ln, Cornwall, Redruth TR15 1LS - no details?		
Trewirgie Infants & Nursery	(3 & 4 years old)	Places - 60
Windmill Nursery, Krowji, West Park, Redruth TR15 3AJ	(0-5 years)	Places?

Specialist Schools [Update this section](#)

The Curnow School

? pupils & catchment area?

Primary School [Update this section](#)

<u>Pennoweth Primary School</u>	Could be allowed 420 pupils max (i.e. 14 classes), 2017 – 308
<u>Treleigh Community Primary School</u>	256 pupils in 2017. 255 should be max
Provides education for children 5-11 yrs. School for hire.	
<u>Trewirgie Infant School & Junior School</u>	Could take up to 630 pupils max. 2017 has 680 (313 in infants & 367 juniors)
Provides education for 7-11 yrs. Community facility in and out of school hours. Sports Hall, Gymnasium and Library are for hire.	

Secondary School (but no sixth form) [Update this section](#)

Redruth School and Technical College

- Long term aspirations:
 - To have a 6th form facility at the school again
 - To have a Primary school built on the site – possibly where the Youth Centre currently is located
 - To expand upon the school grounds using part of the green space available
 - To look at transport issues at the school and adequate parking provision.

Policy Area: Education & Children’s Services

The figures & plans indicate there is enough education provision for 9 month’s- 16 years old’s for the Redruth Population till 2030. (This includes Nurseries, infant, junior and secondary schools). [This is being checked with the Community in the March 2021 consultation.](#) **No policy is planned.**

Policy Area: Public Services & Community Well Being

DRAFT POLICY ?

Policy Direction: Safeguarding community assets from loss (services, facilities and amenities), with Community Infrastructure Levy contributions sought from developers to contribute to local projects within Redruth which could:

- improve and enhance existing community facilities and social infrastructure.
- financially contribute to proposals for new community facilities and social infrastructure.
- contribute to measures to tackle the causes and impacts of the climate crisis.

Green Infrastructure

Cornwall Council has produced a CPIR Green Spaces Strategy. It is proposed that Redruth Neighbourhood Plan supports this Green Infrastructure Strategy.

Evidence from adopted policies

Cornwall Infrastructure Needs Assessment (Camborne Pool and Redruth)

Expected quantities of space & priorities are set as follows:-

- Total requirements between 36.79 and 68.17 ha
- Parks, amenity space; equates to 13.29-16.24 ha (8.59 sq m per person)
- Natural space: equates to 0-2.19 ha (7.42-7.79 sq m per person) (could include green corridors, trails, SUDS, etc)
- Outdoor sport: equates to 19.09-42.38 ha (10.25 14.19 sq m per person);
- Children’s play: equates to 1.93-3.12 ha (0.6-0.8 sq m per person);
- Teen provision: equates to 0.61-1.2 ha (0.2-0.3 sq m per person);
- Allotments: equates to 1.86-3.05 ha (1-1.2 sq m per person)

In 2014 CC adopted Open Space Strategy for Larger Towns in Cornwall.

Table 1. Open space provision as required by national guidance documents

Fields in Trust (former NPFA Six Acre Standard) -Children & young people’s equipped play should be within 600m of dwelling

The Thorpe Report on Allotment Provision 1969 - Allotments -15 plots per 1000 households. Standard plot 250m²

The National Planning Policy Framework (2012) encourages local authorities to set their own standards locally, based upon a provision and needs assessment that engaged the community in the process. ‘The assessments should identify specific needs and quantitative or qualitative Open Space Strategy for Larger Towns in Cornwall 10 Adopted July 2014 deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision are required’.

Page 16. The graph in Fig. 6 collates the responses given to which types of open space were most inadequate or unavailable based on the needs of the community in your local area (e.g. within a 15 or 20 minute walk from your home). This indicates that **there is a significant perception that there are insufficient facilities for teenagers and allotments**. This can then be compared to actual provision and judgements made as to whether more facilities are needed or whether it is more a matter of better promotion and access/design improvements.

	Type of space	CPIR (M ² per person)	Cornwall Average (M ² per person)	Page 44 Future (M ² per person)	Page 44 min quantity for new housing (M ² per dwelling)
	Population -current & future	42,980	282,844	53,330	4,500 new dwellings
1	Parks Amenity	9.71	8.74	8.76	13.26
2	Natural Space	9.73	17.01	8.28	5.26
3	Public Outdoor sports	4.2	2.88	20.2-ty8	44.74
4	Children’s Play	0.46	0.5	0.7	1.61
5	Youth Provision	0.13	0.13	0.25	0.58
6	Allotments	0.94	1.18	1.0	2.3
	Total Normal OS (1-6)	25.16	30.45	29.98	
7	Cemeteries/Church Yard	3.99	2.78	3.21	0
8	School Pitches & sports clubs	11.41	27.84	20.2-ty3	0
	Total All types	40.56	61.07	42.39	67.71

Page 26 The data indicates that in the absence of other play environments, the quantity standard for children’s equipped play space per person should be 40% higher than the current average for all 16 of Cornwall’s growth areas. Minimum size of 500m² applying to new facilities [OS1.3]. A value of 0.7m² per person of children’s equipped play space per person would be appropriate for all of the towns. Although most types of open space offer play opportunities for children, the consultations show that the presence of a good quality beach can reduce the need for some equipped play. Consequently this standard is reduced by between 5 –15%, depending upon the scale and accessibility of the local beach(es) [OS1.3].

Page 26 Similarly evaluations have shown that the new quantity standard for equipped youth facilities should be approximately twice the current average (100% higher). Minimum size of 500m² applying to new facilities [OS1.3]. A value of 0.25m² per person would provide a reasonable mixture of different sorts of facilities at different locations. As with children’s play, it is evident that beaches Open Space Strategy for

Larger Towns in Cornwall 27 Adopted July 2014 provide an important venue for social and informal sporting activities that can contribute considerably to the needs of young people. Consequently this standard is reduced by between 5 – 20%, depending upon the scale and accessibility of the local beach(es) [OS1.3].

Page 30 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].

Allotments

2 sites

Policy Area: Green Infrastructure

DRAFT POLICY 26 It is proposed that Redruth Neighbourhood Plan supports the CPIR Green Infrastructure Strategy proposals. The Policy Direction could cover the following topic areas:-

Policy Direction:

- Opportunity to strengthen a relevant policy with additional wording regarding biodiversity net gain, for example: *“Development proposals shall be expected to deliver measurable, proportionate and appropriate biodiversity net gains through design, preferably on site, in line with local and national policy and via the application of a biodiversity metric tool. This could include retaining and enhancing habitats and improving ecological connectivity to create biodiversity networks with the surrounding landscape / townscape.”* Where this is not possible, developers could be encouraged to contribute to restoration projects off site to deliver overall net gains within the Neighbourhood Plan area.
- Regarding the potential site allocations, new development proposals could seek to incorporate measures to attract wildlife to the sites and maintain connectivity within and between habitats both on site and to the surrounding ecological network. This could include design measures such as planting wildflower meadows and native hedgerows; bridges / tunnels for small mammals; the use of boxes / bricks for birds, bees and invertebrates; ponds and drainage ditches.
- Use of low level lighting to reduce the risk to nocturnal species.
- Consideration of the findings and recommendations of the Habitats Regulation Assessment (once completed), with a view to strengthening policy wording where relevant.

Plan Monitoring and Review

It is recommended that this plan is reviewed when the figures from the 2021 census are available. This is likely to be in 2024 so would also form the mid-term review and may also form the basis for planning for 2030 – 2050.