

REDRUTH

Neighbourhood Development Plan 2020 – 2030



Distinctively Cornish
Resourceful and Regenerative
Sparkling Ideas

For questions and further information
please contact:

Redruth Town Council

Civic Centre, Alma Place, Redruth TR15 2AT.

Telephone: 01209 210038

Email: admin@redruth-tc.gov.uk

ALL MAPS © CROWN COPYRIGHT AND DATABASE RIGHTS 2021 OS (100060308) 2021. USE OF THIS DATA IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS: You are granted a non-exclusive, royalty free, revocable licence solely to view the licensed data for non-commercial purposes for the period during which Redruth Town Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the licensed data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

Foreword

This is the Redruth Neighbourhood Development Plan which outlines the vision for developing Redruth in future years.

It has taken a lot of time and plenty of energy to produce this document which outlines the local planning policies that will support the delivery of our Vision whilst safeguarding our assets, allowing the town to change and develop in response to the needs of our community.

Thank you, to everyone who has helped us to produce the Neighbourhood Plan, sticking with it through the various drafts. Particular thanks is given to the Redruth Neighbourhood Plan Steering Group, the High Street Heritage Action Zone Project (HSHAZ), technical & financial support awarded by Locality Neighbourhood Planning, Cornwall Council Neighbourhood Planning Support team and every single member of the public who has taken part in any and all of the consultation on the plan at every stage.

Cllr Barbara Ellenbroek
Chair of Redruth Neighbourhood Plan Steering Group.

Appendices

| | |
|-------------|--|
| Appendix 1 | Redruth Parish Local List Candidate Assets |
| Appendix 2 | Redruth Housing Needs Assessment (AECOM 2019) |
| Appendix 3 | Redruth in Numbers |
| Appendix 4 | Redruth Vision and Investment Plan 2022 |
| Appendix 5 | Redruth Vision and Investment Plan Executive Summary |
| Appendix 6 | Redruth Green Spaces |
| Appendix 7 | Redruth Strategic Environmental Assessment |
| Appendix 8 | Redruth Habitat Regulation Assessment |
| Appendix 9 | Consultation Statement |
| Appendix 10 | Redruth Action Plan (not directly related to the NDP) |
| Appendix 11 | List of current and future projects related to the NDP |
| Appendix 12 | CPIR Green Infrastructure Strategy |
| Appendix 13 | A Place Brand for Redruth by Hemingway Design |
| Appendix 14 | Summary of Policy Documents relating to the NDP |
| Appendix 15 | Redruth Shopfront Design Code |

Contents

S-1

Introduction and Redruth
NDP Boundary Map

P-9

S-2

Context Facts and
Figures and Targets

P-15

S-3

Key Issues and the Vision
of the Plan 2010 – 2030

P-43

S-4

Housing Statement

P-55

S-5

Objectives and Planning Policies

| | | |
|-----|--|-------|
| 5-1 | Design | P-69 |
| 5-2 | Historic Environment, Heritage Assets and Tourism | P-75 |
| 5-3 | Housing | P-89 |
| 5-4 | Town Centre | P-95 |
| 5-5 | Redruth Employment Sites (Not Town Centre) | P-111 |
| 5-6 | Transport | P-119 |
| 5-7 | Green Infrastructure | P-125 |
| 5-8 | Health | P-129 |
| 5-9 | Education | P-133 |

List of maps



Map 1

The Redruth NDP area, which is the Redruth Parish Boundary in 2016

Map 2

Cornwall Site Allocations DPD for Camborne, Pool, Illogan and Redruth

Map 3

13 Character areas of Redruth Parish

Map 4

Redruth Parish Development Map 2020 - 2030 (V1)

Map 5

The World Heritage Site boundary line and the conservation areas

Map 6

Showing the 8 Opeways in the Town Centre

Map 7

Showing Church Lane and Lovers Lane

Map 8

Mineral Tramways Trails and Heritage Attractions

Map 9

Proposed development boundary Final

Map 10

The Town Centre boundary and Primary Retail Frontage

Map 11

Map of Heritage Assets in and around Fairmeadow.

Map 12

Cornwall Council ownership of Redruth Brewery site.

Map 13

Map of Historic Assets near the Brewery Site

Map 14

Redruth Employment Sites outside the Town Centre

List of tables

Table 1

Cornwall Local Plan Site Allocations Development Plan Document. Allocations within Redruth NDP area

Table 2

Redruth Parish Population figures and estimates by ward, 2010- 2016

Table 3

Evidence of Deprivation (2016 figures)

Table 4

Employment Space built in Redruth Parish 2010 – 2022

Table 5

Housing Needs Figures January 2024

Table 6

An analysis of Housing permissions and completions in Redruth Parish at October 2020

Table 7

Care Homes without nursing in Redruth Parish

Table 8

Historic pathways and town centre opeways

Table 9

Redruth Town Centre Uses by Survey Year, including % vacancy rates

Table 10

Summary of Fairmeadow Car Park only, reviewed in the July 2022 study

Table 11

Network Rail Level Crossings in Redruth Parish

Table 12

Number of patients registered at Redruth GP practices April 2013 – January 2020

Table 13

Nurseries in Redruth Parish in 2022

Table 14

Specialist School in Redruth Parish

Table 15

Primary Schools in Redruth Parish in 2022

Table 16

Secondary School (but no sixth form) in Redruth Parish in 2022

Table 17

How the Policies Link to the Objectives

S-1

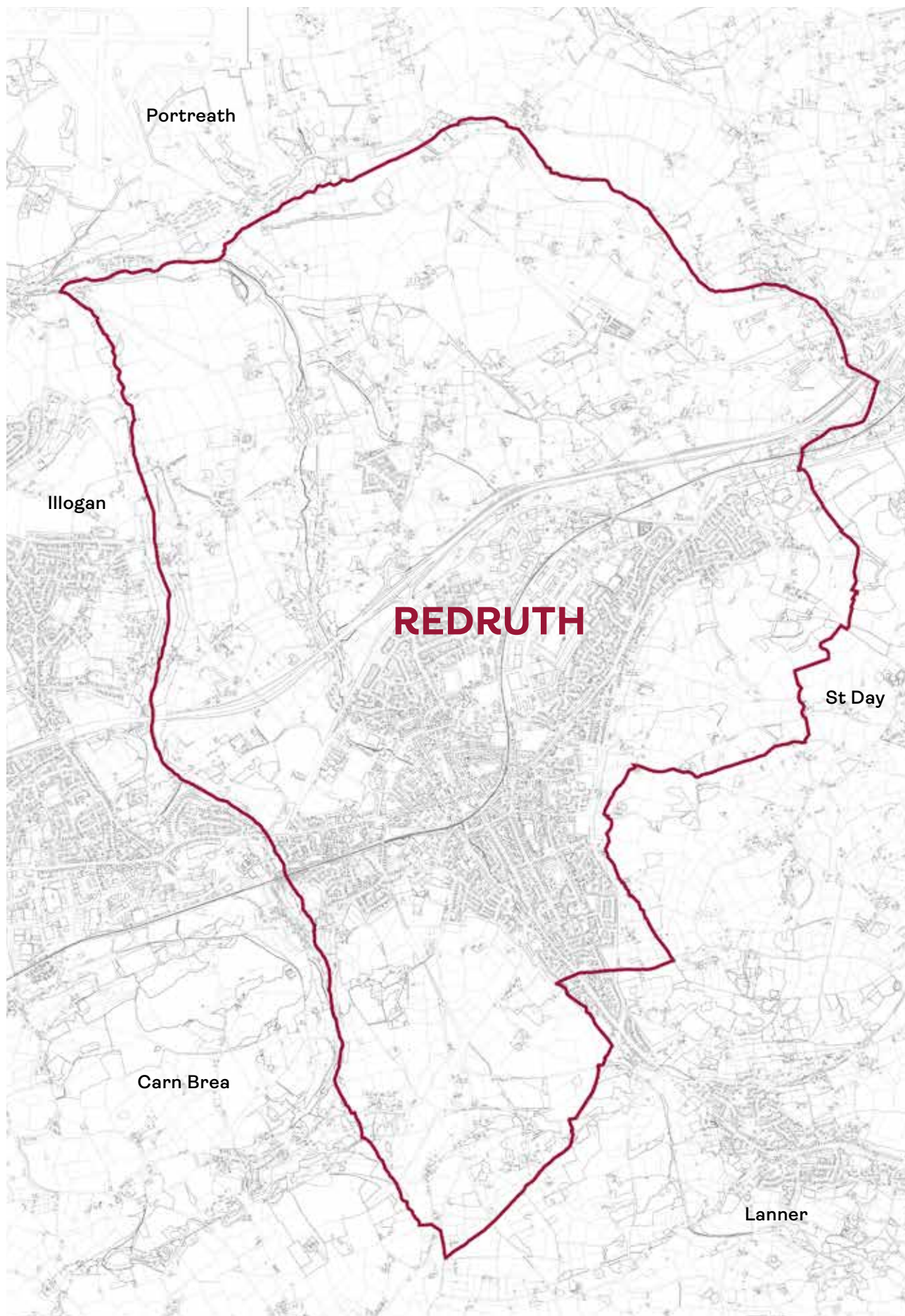
Introduction and Redruth
NDP Boundary Map



REDRUTH

Introduction

- 1.1 This Redruth Neighbourhood Development Plan ('NDP', 'Neighbourhood Plan' or 'Plan') has been developed from 2016 – 2024, working with key partners, stakeholders, and the public of Redruth Parish. It builds on the views of the community and on research undertaken by local volunteers and supported by technical studies undertaken by AECOM awarded through Locality Neighbourhood Planning Support.
- 1.2 The 2017 resident consultation identified the main issues for the NDP as: the town centre, appropriate housing, Redruth's heritage, transport improvements, particularly for walking, health care, improving green spaces and conservation areas for people and nature. These are the priorities for the Redruth NDP.
- 1.3 Members of the NDP Steering Group have been involved with other projects and studies which have fed into this NDP. These other projects and studies include:
 - The Redruth High Street Heritage Action Zone (HSHAZ) project 2020 - 2024 via the board.
 - The Town Centre Masterplan undertaken by Lavigne Lonsdale funded by the HSHAZ project.
 - The Brand Values work commissioned by the HSHAZ project and delivered by Hemingway Design in Spring – Autumn 2021.
 - The Town Vitality Studies commissioned by Redruth Town Council in 2021, with monies awarded by Cornwall Council to produce the Town Investment Plan, a condition study on 2 buildings on the Brewery site, a feasibility study for a Plen-an-Gwari, a car parking study and a study on Destination Redruth.
 - The Local Heritage List Pilot Project. Cornwall was one of the 22 areas chosen to benefit from an allocation of £1.5 million by the Ministry of Housing, Communities and Local Government (MHCLG) to run the pilot project and Redruth was one of 2 Cornwall pilot areas to be studied.
 - The CPIR Green Infrastructure Strategy, adopted by Cornwall Council in 2021.
 - The Local Cycling and Walking Infrastructure Plan (LCWIP). All of the transport information collected through the NDP was provided to the LCWIP for inclusion in that study.
 - Climate Emergency DPD.
- 1.4 The Redruth Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning and Compulsory Purchase Act 2004, the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment. It has taken into account the National Planning Policy Framework (NPPF) 2021, updated in 2023, and the adopted Cornwall Local Plan 2016.



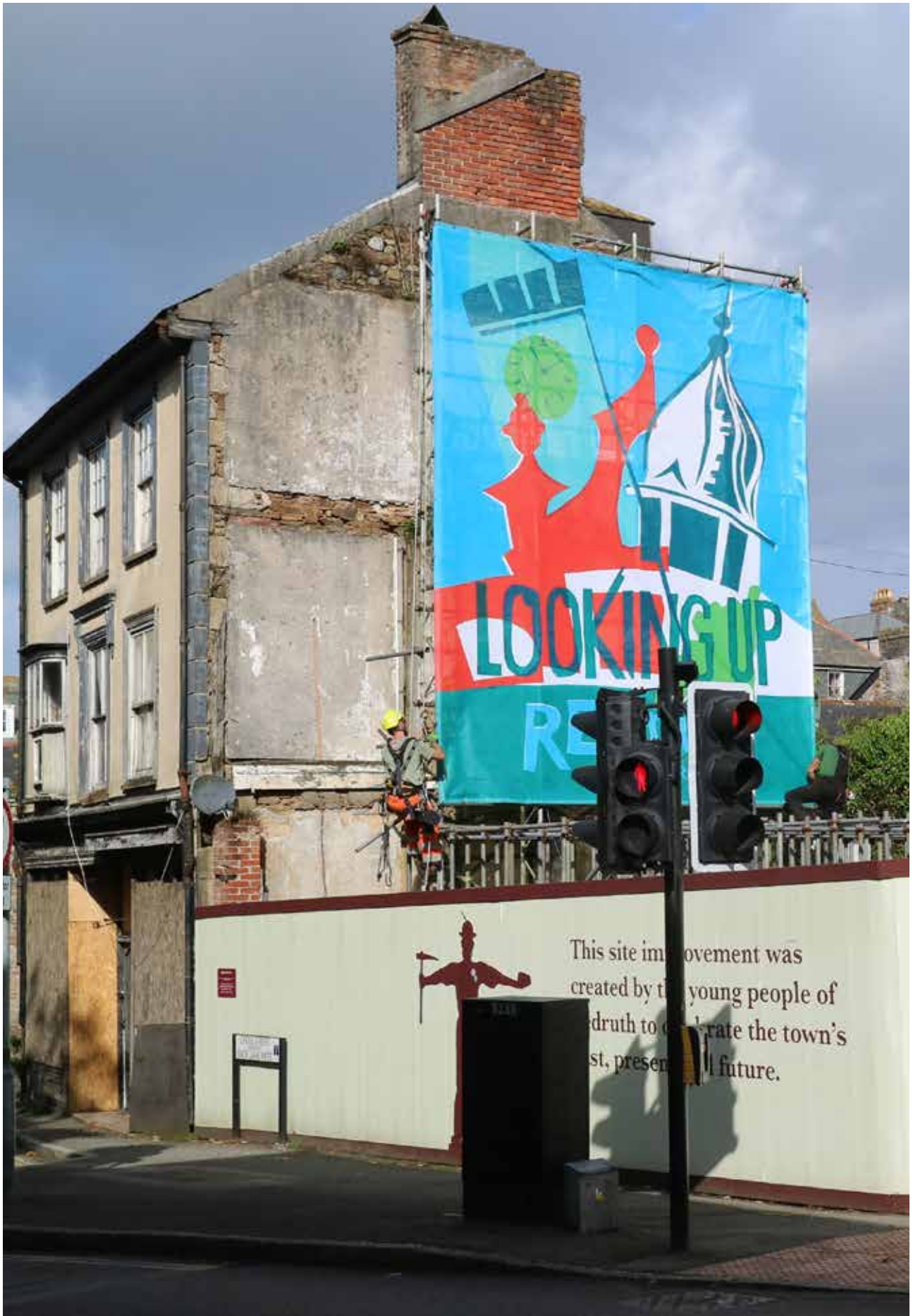
Map 1 – The Redruth NDP area, which is the Redruth Parish Boundary in 2016.

Introduction

- 1.5 Neighbourhood Plans work alongside existing legislation and policy by providing the community, developers, council planners and councillors with criteria that must be met, and detail on what the local community has told us they want and expect, when new development is proposed, to ensure that it helps to deliver the shared vision for our area.
- 1.6 Every NDP must go through a local referendum. If the community approves the NDP, it becomes a 'material consideration' in the planning process. Once formally in place, the Redruth NDP will become part of the statutory local development plan, and will be used alongside the Cornwall Local Plan and national planning policies to inform decisions on planning applications within the Parish.
- 1.7 This document is supported by other documents and background information which are referred to throughout. These supporting documents can be accessed on the Redruth Town Council website. This includes a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA), both secured through Locality NDP support. They are Appendix 7 and Appendix 8.
- 1.8 The journey has been complex, with many unexpected challenges. The climate change agenda has really come into focus, there were several general elections, and the Covid pandemic has massively impacted our lives, but work has progressed.
- 1.9 Redruth Town Council is the 'qualifying body' in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination.
- 1.10 The Neighbourhood Area that this document relates to is shown on Map 1. The Area was formally designated in 2016 by Cornwall Council. The boundary for the Neighbourhood Area follows the Redruth Parish Council administrative boundary.

S-2

Context Facts and
Figures and Targets



Banner created by Tony Minnion and Caroline Wilkins of Redruth Press.

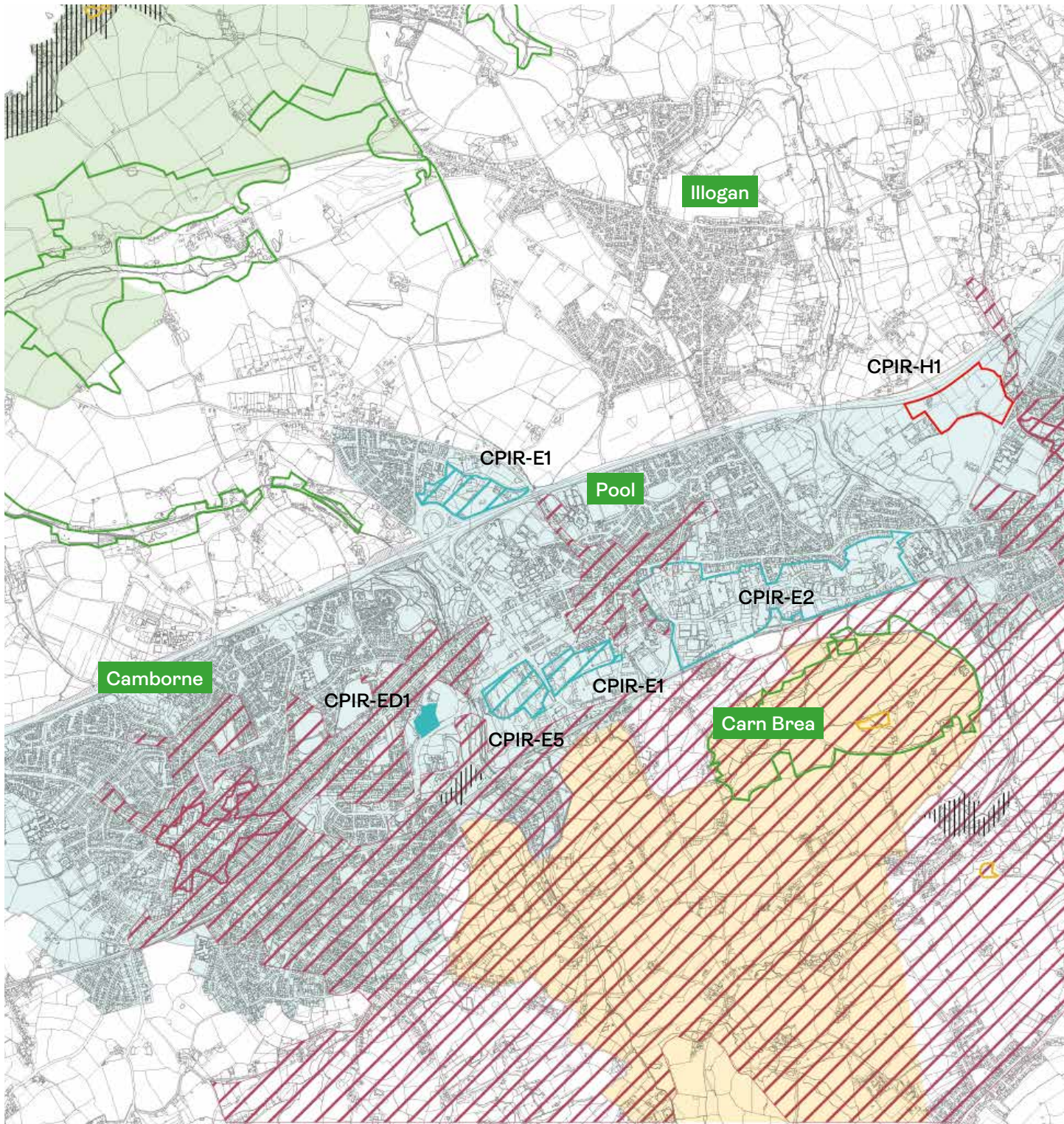
Context

Planning Documents pertaining to Redruth Neighbourhood Development Plan.

- 2.1 This section provides a headline summary of the policy documents. A concise summary of relevant sections of the documents is provided in Appendix 14 Summary of Policy Documents relating to this NDP.
- 2.2 National Planning Policy Framework 2021, Updated in 2023: At the heart of the NPPF is the 'presumption in favour of sustainable development'. This means that planning strategies such as our Neighbourhood Development Plan must help to deliver sustainable development.
- 2.3 Cornwall Local Plan 2016: The strategic policies covering Redruth Parish are contained in the Cornwall Local Plan (CLP). Redruth Parish is part of the Camborne, Pool, Illogan, Redruth and Mining Villages Community Network Area (CNA).
- 2.4 The Site Allocations Development Plan: The DPD makes specific allocations within the Redruth NDP area as shown in Table 1.

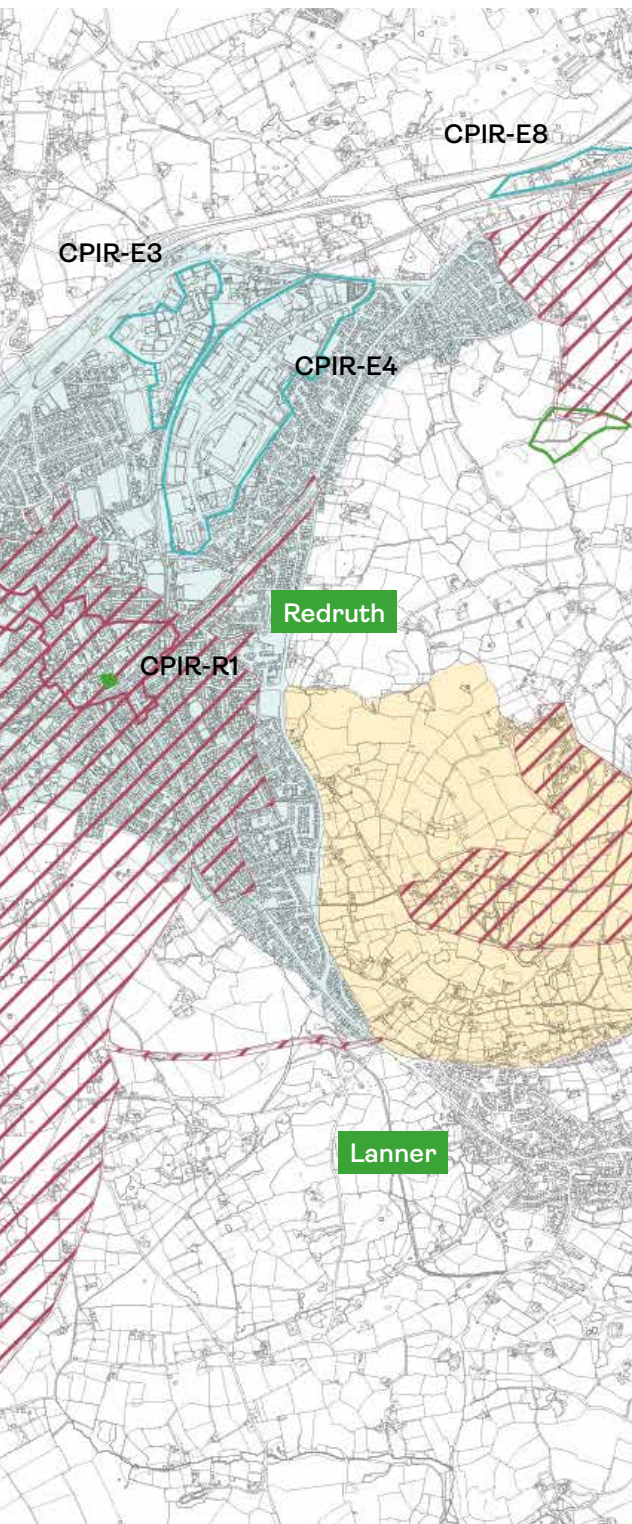
| DPD Policy Number | Policy Provision |
|---|--|
| CPIR – H1 – Tolgus Urban Extension Phase 2. | Site area: 10.6 hectares. Allocation: Approx 280 dwellings and approx. 2,000 sqm of B1a and 1,000 sqm B1c employment space. |
| CPIR – R1 – Fairmeadow Car Park | Site area: 0.3 hectares. Allocation: A1 Retail uses. The site is within the World Heritage Site and Redruth Conservation Area so proposals must be informed by a Heritage Impact Assessment. |
| Policy CPIR-E3 Treleigh Industrial Estate | Site area: 12.62 hectares. Allocation: Safeguarded for employment uses (B1, B2, B8). |
| Policy CPIR-E4 Cardrew Industrial Estate | Site area: 38.73 hectares. Allocation: Safeguarded for employment uses (B1, B2, B8) |
| Policy CPIR-E8 Radnor Road, Scorrier | Site area: 5.43 hectares. Allocation: Safeguarded for employment uses (B1, B2, B8) |

Table 1 – Cornwall Local Plan Site Allocations DPD Allocations within Redruth NDP Area



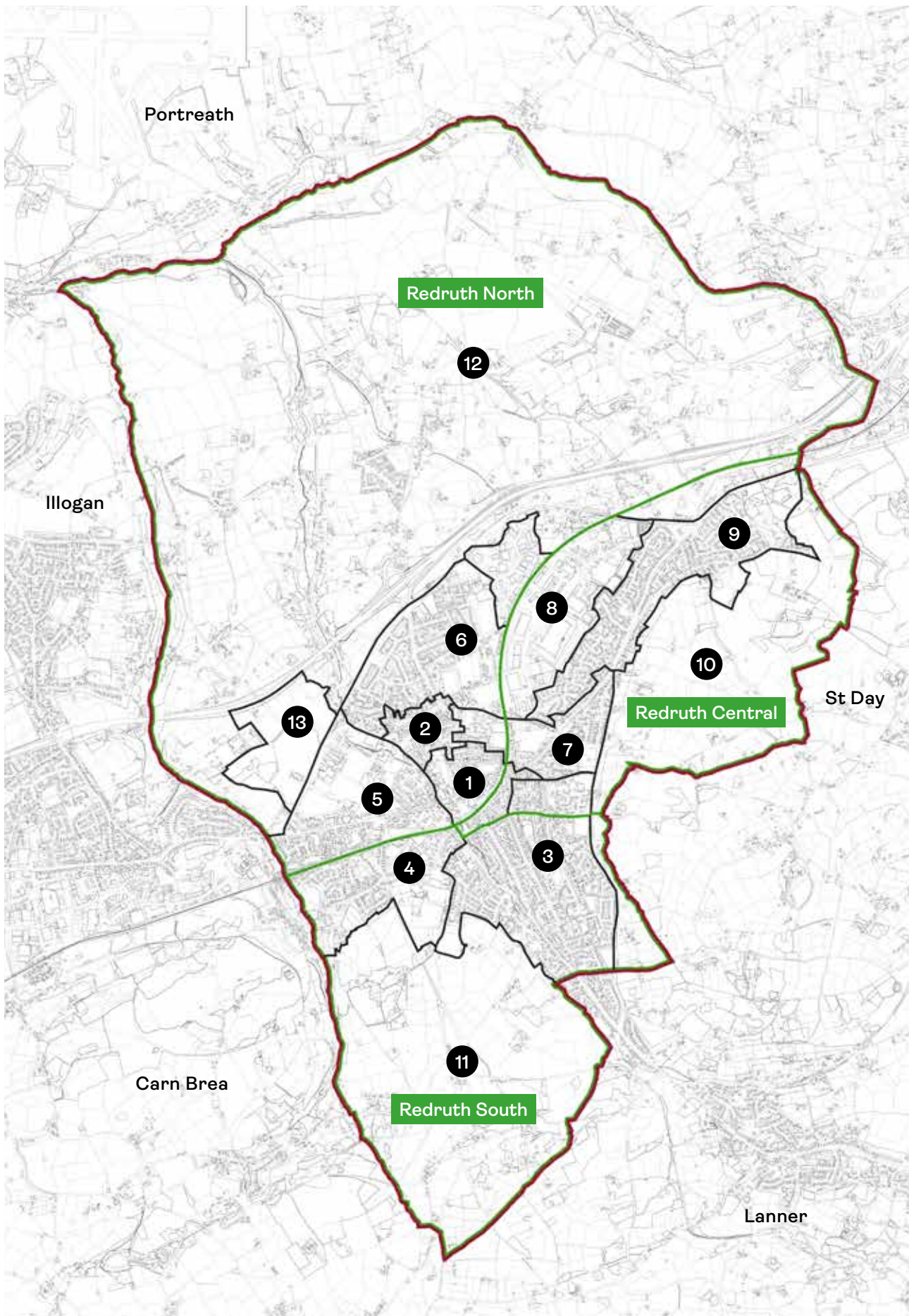
- | | |
|-----------------------------|--------------------------------------|
| Allocated education site | Air Quality Management Areas |
| Allocated employment sites | Sites of Special Scientific Interest |
| Allocated housing sites | County geology site |
| Allocated retail site | County Wildlife Sites |
| Town Centre boundary | Areas of Outstanding Natural Beauty |
| Safeguarded employment site | Areas of Great Landscape Value |
| World Heritage Site | |

Map 2 – Cornwall Site Allocations DPD for Camborne, Pool, Illogan and Redruth



Context

- 2.5 Much of the road transportation strategy outlined in the DPD for Redruth has been delivered.
- 2.6 The Green Links element of the transportation strategy is still ongoing for delivery. Green Links is defined as the maintenance, upgrade and expansion of the area's green links (i.e. pedestrian and cycle links). By connecting the area's heritage assets into the network, this will also support CPIR's economic ambition of promoting a heritage related tourism offer.
- 2.7 The Redruth Action Plan Project (RAPP) 2011, is the Redruth element of The Camborne, Pool, Illogan and Redruth Framework [March 2017] which supports the DPD and sets out a vision and integrated strategy for the future sustainable growth and regeneration of Redruth Brewery Site and the Town Centre.
- 2.8 Camborne Pool Illogan and Redruth (CPIR) Green Infrastructure Strategy 2020-2030, published June 2021 was adopted by Cornwall Council in 2021. This is Appendix 12 of the NDP.
- 2.9 Cornwall Council Climate Emergency Development Planning Document (CEDPD) was formally adopted on 21st February 2023. The DPD includes policies relating to all development as well as specific policies relating to Town Centres, Sustainable Transport and Housing.



Map 3 – 13 Character areas of Redruth Parish.

Facts and Figures

About Redruth Parish - The Redruth Neighbourhood Plan Area

- 2.10 Redruth is located at the eastern end of the Camborne, Pool, Illogan and Redruth (CPIR) conurbation, which collectively forms the largest urban settlement with a population of around 60,000 (2020) and is the main urban catchment area for many of the surrounding villages. Given the proximity, the four areas have strong relationships with each other.
- 2.11 Redruth is a part rural, part urban Parish. Redruth is only approximately 2-3 miles from the North Coast and Portreath and 8-9 miles from the South Coast and Falmouth.
- 2.12 Redruth is well connected to the rest of Cornwall and the wider south-west region. The main A30 highway through Cornwall runs through the Parish. There is a train station, located in the town centre and on the main train line, with regular services connecting to Penzance, Truro, and London and beyond. The bus interchange is located close to the train station with regular daytime services to other Cornwall towns. Some of the other areas of Redruth Parish are not so well served.
- 2.13 The Redruth Parish has 3 electoral wards, Redruth North, Redruth Central and Redruth South. The parish is a mix of urban and rural.

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

Area 1 is the Town Centre

Area 2 is Plain-An-Gwarry, mainly residential

Area 3 is South Residential

Area 4 is Trewirgie and Churchtown

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

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

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

Area 8 is Cardrew and Treleigh Industrial Area

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

Area 10 is Rural East.

Area 11 is Rural South.

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

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

- Redruth Parish Boundary
- Ward Boundary
- Neighbourhood Boundary



Aerial view of Redruth



Facts and Figures

- 2.15 The landscape setting in and around the Parish of Redruth is notable. Redruth Parish is dominated to the south and the south-west by the steeply rising moor lands of Carn Marth and Carn Brea. To the north the land falls away to a mix of agriculture, woodland and mine waste land. Two deeply incised parallel valleys (Tolskithy and Tolgus/ Redruth) run northwards to the sea at Portreath, cutting across the general east-west trend of the landscape. The Tolskithy valley provides an important physical and scenic barrier and the ancient church town of St Euny shelters in this valley below Carn Brea. To the east, Fore Street/ West End follow the main historical cross-country route, as it cuts across the parallel valley, smaller, less deeply cut than Tolskithy, but more important to the communications to the south particularly. The Clinton Road area sits high on a plateau on the side of Carn Marth, with views to the sea and Penwith whilst Plain-an-Gwarry is a more sheltered setting on the edge of a small hill overlooking the Tolgus Valley.
- 2.16 Redruth's origin is that of a medieval market town, receiving its first market and fairs charters in 1333. It was known as the greatest market town in west Cornwall. A letter from a businessman from London, visiting Redruth in 1778, extols the virtues of the Redruth Market... 'Oh, ye who never knew the joys, try it! Remember Redruth Market, there you can have all in perfection and in no town in the kingdom is there greater abundance or quality'. In 1897 Redruth Market was still the largest in Cornwall. The market, whilst reduced in size, is still popular and is held regularly on the first Saturday of every month.



Murdoch House was the home of William Murdoch – one of the most innovative inventors and engineers in history.

Facts and Figures

- 2.17 Redruth Parish has a long and proud history. Redruth is a World Heritage Site town. Redruth, as the trading, administrative and financial centre of the mining industry, was once one of the most prosperous mining towns. Whilst mining was taking place all over Cornwall, Redruth was the administrative and financial centre of it all. Home to many of the pioneering engineers and inventors, Redruth's development was framed by great families, engineers and entrepreneurs and long-lived mining dynasties. World Heritage Site inscription is a global recognition of the cultural significance of Cornish mining and as such, a prestigious award that brings responsibility in terms of protection as well as the opportunity to promote Redruth to international visitors.
- 2.18 Redruth Brewery started in 1742 and grew to be the largest in the southwest at one stage.
- 2.19 Redruth Rugby Club formed in 1875 and is the oldest in Cornwall. The passion for Cornish rugby was exported overseas by the Cornish miners and this helped develop the game in Australia, New Zealand and South Africa. Thought to originate from the popular Cornish sport of 'hurling to goal' - the earliest known example from anywhere in the world where the ball must be passed backwards. Local leagues are fiercely fought, and the Hellfire Corner has a real sense of place. Improved connectivity with the town centre is needed.
- 2.20 Redruth has three Conservation Areas. The Town Centre and the residential area of Plain an Gwarry Conservation Areas are completely within the parish and have management plans. Carn Brea Conservation Area is on the western border.
- 2.21 Altogether the Parish includes 2 Scheduled Ancient Monuments (Wheal Peevor and Tolgus Arsenic Works), 69 Grade 2 Listed Buildings, 2 Grade 2* Listed Buildings (Church of St Euny, and Sara's Foundry), and several hundred features shown on the Cornwall Historic Environment Record.
- 2.22 The National Landscape closest to Redruth is along the North Cornish coastline approximately 5km north-west of Redruth adjacent to the principal coastal mining port of Portreath, the historic shipping transport hub for Cornwall's mining. The rail lines between Redruth and Portreath now provide leisure cycling and walking routes.
- 2.23 Areas of Great Landscape Value (AGLV) are locally designated landscapes with a high landscape quality and strong and distinctive characteristics of which there are two, very close to Redruth. The Carnmarth Area of Great Landscape Value bounds the town to the south-east. The Carnmenellis AGLV covers an extensive area that forms of the granite boss spine of Cornwall cut with rich veins of minerals associated with the Cornish tin and copper mines. 1.5km south-west of Redruth it covers the highly prominent Carn Brea hill that towers over Redruth.



Facts and Figures

- 2.24 The extent of landscape, nature conservation and cultural and heritage designations within and surrounding Redruth town illustrates the quality and outstanding value of Redruth's assets. Redruth has a strong relationship with its surrounding granite boss landscape, which forms a stunning backdrop to many of the views across the town. This landscape is bestrewn with mining heritage, wheal engine houses, tram trails, and is rich in wildlife value, however physical foot and cycle connections are poor. There is an opportunity for stronger coupling to create one destination - Portreath for the beach; Redruth for the town; mineral tramway trails for countryside.
- 2.25 Redruth also has valued green spaces across the Parish. Many of these could work better for both the community and nature. The Leats form most of the overground watercourse in the Parish.
- 2.26 Geo resources are now an important part of the region's Natural Capital with the opportunity to bring economic development through Clean Growth. Current exploration projects could generate an additional £1 billion GVA over the next 20 years in a world-leading, highly specialist sector. Centred in Cornwall and using the local industrial infrastructure, an ecosystem of geothermal energy, tin, tungsten and lithium exploration, production and refining is underway. The commercial use for lithium in the 21st Century could not be clearer. It is found not only inside smart phones and laptops, but is now vital to the clean energy transition, for the batteries that power electric vehicles and store energy so renewable power can be released steadily and reliably.
- 2.27 Part of Redruth Parish is within the Ministry of Defence RAF Portreath Safeguarding Zone. Technical safeguarding zones serve to ensure that air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. Developments that incorporate renewable energy systems may be of particular concern given their potential to provide large expanses of metal at height, for example in the case of a wind turbine or a solar PV system mounted on a roof.
- 2.28 The arts scene in Redruth has a long history. Bernard Leach was the most influential studio potter of the 20th century, taught ceramics at Redruth Art School in the 1960s. and was hugely influential in drawing creative talent to the area. KROWJI (meaning workshop or shed in Cornish), is the largest creative cluster 'this side of Bristol'. Based in a collection of buildings around the Old Grammar School on the outskirts of town it was set up in 2005 by Creative Kernow, and provides collaborative, vibrant studios and networking and business support to over 200 creatives.

About Redruth Parish – the population



36%



- 2.29 The Redruth Parish population is estimated to grow by 36% from 2010 to 2030.**

In the 2021 census there were 15,600 people, an increase of 23% and it is expected to grow to 17,220 (Cornwall Council population estimate) by 2030, an increase of 36%.

- 2.30 The population split is 49% Male/ 51% female in 2021 census.**

- 2.31** The age profile in 2021 shows more under 4's at 5.8% than the UK average of 5.4% and in every age group over 50, Redruth has more people than the UK average. Redruth has fewer people than the national average in every age group from 10 – 49.



Redruth North is growing



Top 10% deprivation in the Country

- 2.32 This population growth is not evenly spread across Redruth Parish.**

Redruth North is growing and is anticipated to continue growing at more than twice the rate of the other wards, Redruth Central and Redruth South. See Table 2.

- 2.33 Redruth Parish also has deprivation, with Redruth North Ward in the top 10% deprived wards in the Country.**

Table 3 gives evidence.

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

Table 2 – Redruth Parish Population figures and estimates by ward, 2010- 2016.

Note: These figures are not available post 2016.

| 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 |

Table 3 – Evidence of Deprivation (2016 figures)

About Redruth Parish – the population



30.6
Health index



£↓ 24%

2.34 Redruth Parish scores 30.6 on the “Access to Health Assets and Hazards”

Index compared to 23.2 for England. This index measures how “healthy” a neighbourhood is by looking at accessibility and geographic determinants of health. The lower the score the healthier. Source: Access to Healthy Assets and Hazards (AHAH).

2.35 844 children aged 0-19 (24%) are in relative low-income families in Redruth Parish.

Compared with 20% across England.



22.1% have a limiting long-term illness



28.5%

2.36 3,453 (22.1%) have a limiting long-term illness in Redruth Parish

Compared with 17.3% across England

2.37 28.5% of Reception year children were classed as overweight or obese

(South West 22%, England 22.6%)



2.38 **34.7% of Year 6 children were classed as overweight or obese**

(South West 31.7%, England 35.8%)



22.1% are disabled under the Equality Act

2.39 **Disability figures in the 2021 census show that 22.1% are disabled under the Equality Act**

(UK average of 17.3%)



58.1% people are employed

2.40 **Economic activity figures in the 2021 census show that 58.1% are employed**

(UK average of 57.4%),

2.7% are unemployed (UK average of 3.5%)

39.2% are economically inactive (UK average of 39.2%).



18% of households

2.41 **18% of households don't own a car in 2021 census.**

(UK average of 23.5%)

About Redruth Parish – the population

2.42 Travel to work information from the 2021 census shows that:



62% drive

(UK average of 44.5%), another 5.1% are passengers, (UK average of 3.9%)



0.8% motorbike

(UK average of 0.5%)



9% walk

(UK average of 7.6%)



3.2% public transport

(UK average of 6.3%)



1.2% cycle

(UK average of 2.1%)



17.4% work from home

(UK average of 31.5%)

2.43 Appendix 3 Redruth in Numbers includes Redruth Town Profile 2021, produced by the Economic Growth Service of Cornwall Council which has summary data on Redruth's 2021 economic profile. Key information is:

£24,500

Average Household income (after housing costs) (ONS 2018)

£19,261

Average Employee Annual Earnings (Nomis)

£182,750

Average House Prices (ONS December 2020)

2.44 Occupation information from the 2021 census is:

10.7%

**Managers, directors and
senior officials**

(UK average of 12.9%)

14.1%

Skilled trades occupations

(UK average of 10.2%)

12.8%

Professional occupations

(UK average of 20.3%)

13.7%

**Caring, leisure and other
service occupations**

(UK average of 9.3%)

10.8%

**Associate professional and
technical occupations**

(UK average of 13.3%)

9.2%

**Sales and customer service
occupations**

(UK average of 7.5%)

9.4%

**Administrative and
secretarial occupations**

(UK average of 9.3%)

8.0%

**Process, plant and machine
operatives**

(UK average of 6.9%)

11.2%

Elementary occupations

(UK average of 10.5%)



Redruth Revival Market Stall in the Market Hall.

About Redruth Parish – 2010 – 2023

- 2.45 This section provides an overview of plan period issues which are pertinent going forward.
- 2.46 Redruth has an historic town centre which has suffered from economic decline. Two supermarkets on the edge of the town centre. Large employment sites, not connected to the town centre which specialise in manufacturing, construction, wholesale and transport, but also contain some businesses which are appropriate for town centre trading.
- 2.47 There are businesses catering for tourism, but there is not a clear tourism offer.
- 2.48 In 2005 Krowji first opened in Redruth and has developed and grown to be the largest creative cluster this side of Bristol.
- 2.49 In 2019 Kresen Kernow opened in Redruth, which homes the world's largest repository of Cornish archives.
- 2.50 Redruth Town Council declared a Climate Emergency in 2019 and adopted a Climate Change Action Plan policy in 2020, which can be viewed on the town council website. This document includes practical actions for residents, visitors, and businesses.
- 2.51 The High Street Heritage Action Zone project (HSHAZ 2020 – 2024) has achieved positive change in the town centre. The current regeneration of the Buttermarket, which is one of the main projects, will be a real catalyst for renewal. Redruth Revival CIC aims to bring the Buttermarket “into the 21st century” by creating an economically thriving, cultural and community hub in the heart of the town, creating employment space for 25 businesses with new jobs and apprenticeships created in the process. It is due to open in summer 2024.
- 2.52 Compared with other towns in Cornwall, Redruth has high levels of town centre/ retail vacancies (2020 data). With its quirky, creative shops and independent spirit there is a need to provide a vibrant town centre, supported by good Wifi and structured governance, to enable independent retailers to flourish.
- 2.53 With a new generation coming through who have a genuine desire to repurpose, shop locally and live in a sustainable way, the green agenda is also high on Redruth's agenda.
- 2.54 Cornish language, literature and music is experiencing a revival of interest. The Cornish were granted national minority status by the UK Government on 24 April 2014. The Cornish language itself is a profoundly important element of living in Cornwall, and local poets, performers and writers are constant reminders of it.



‘From Redruth with Love’ street artwork.

About Redruth Parish – 2010 – 2023

- 2.55 Redruth is at the heart of the revival of the Cornish language. The Lowender festival relocated to Redruth in 2022 and is now an annual festival. Redruth is also home of many language artists including The Writers' Block – a unique creative writing hub who bring Cornish story, poetry and song to festivals, events, schools, and hilltops across Cornwall. It is also home to Golden Tree Productions who created the Man Engine (Britain's largest mechanical puppet) in 2016 for the 10-year World Heritage Site celebrations and started Hellfire Kernow in 2022. Unique performances and productions, deeply rooted in Cornish heritage, creativity and the Cornish language and also delivering free Cornish lessons to schools.
- 2.56 In 2023 a book festival took place in the spring and is back for 2024, Retell Retail a shopping week revival happened in October 2023 along with Flamm, a new contemporary creative event.
- 2.57 There are 4 primary schools, 1 secondary school teaching to age 16 and 1 specialist school within the Parish.
- 2.58 The 2 GP surgeries, Manor Surgery and Clinton Road surgery have merged to form 1 surgery known as Leatside Surgery. The surgery is in need of more space to offer appropriate service levels.
- 2.59 There is a real need for 'Homes for Local People to buy or rent', which is the required definition for Affordable Housing.
- 2.60 The rise of Airbnb is having an impact on the local housing market. A map search of an approximate area of Redruth Parish brings up around 300 listings on Airbnb (October 2023).
- 2.61 There is a need for more adaptable housing catering for both the older population and those with specialist housing needs.
- 2.62 Fiercely proud with strong sense of community, Redruth is also home.
- 2.63 Appendix 11 List of current and future projects for Redruth provides very summary detail of Redruth Projects considered important to deliver and relevant to this NDP.

Targets

Housing Targets

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

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

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

2.66 The Climate Emergency DPD, adopted in February 2023, sets the following standards for new developments:-

- Residential development proposals will be required to achieve Net Zero Carbon and submit an 'Energy Statement' that demonstrates how the proposal will achieve:
- Space heating demand less than 30kWh/m² /annum;
- Total energy consumption less than 40kWh/m² /annum; and
- On-site renewable generation to match the total energy consumption, with a preference for roof-mounted solar PV. Where the use of onsite renewables to match total energy consumption is demonstrated to be not technically feasible (for example with apartments) or economically viable renewable energy generation should be maximised as much as possible; and/or connection to an existing or proposed district energy

network; or where this is not possible the residual is offset by a contribution to Cornwall Council's Offset Fund.

Employment Space Targets

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

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

2.68 The Climate Emergency DPD, sets the following standards for new developments:-

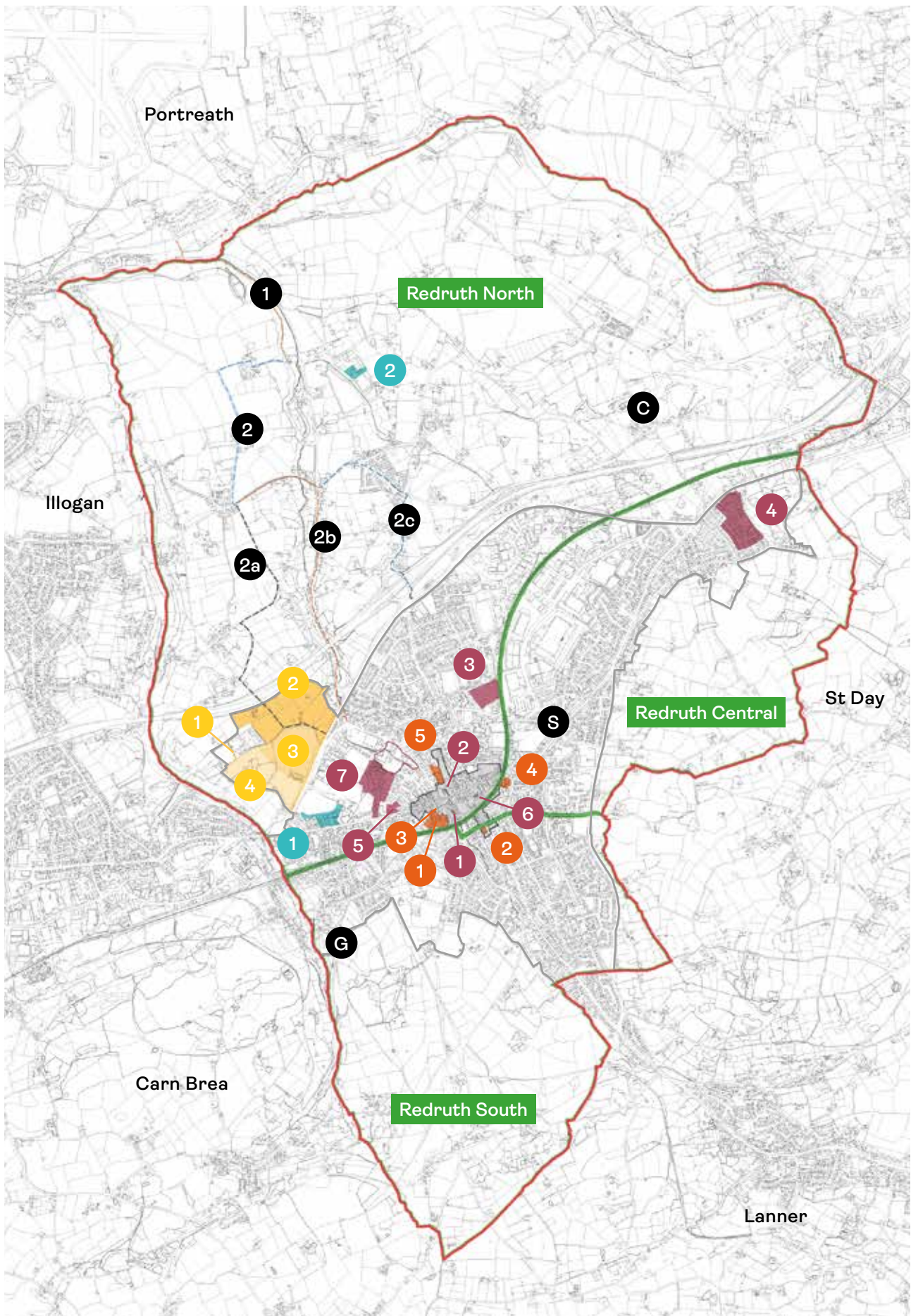
- Major Non-Residential Development (a floor space of over 1,000m²) should demonstrate how they achieve BREEAM 'Excellent'.

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

2.70 Table 4 Employment Space built in Redruth Parish 2010 – 2022 shows that 19,853 sqm of new employment space has been built in Redruth in that time period.

| Site Name | Description | Size of Development | Office/ industrial / Other |
|------------------------|--|---------------------|----------------------------|
| Kresen Kernow | Opened in 2019 | 4,242sqm | Other |
| Krowji Phase 1 | The Phase 1 Percy Williams development opened in 2015. The 2 new buildings have a BREEAM 'Excellent' | 2,238sqm | Office |
| Krowji Phase 2 | Phase 2 began in 2019 and completed in November 2020 to a BREEAM Excellent rating. | 2,026sqm | Office |
| The Elms | The Elms is a formally redundant building and provides office space, facilities for voluntary, community and social enterprises to share. Opened in 2011 | 436 sqm | Office |
| Treleigh Park (Plot 1) | Construction of 2,790 sqm of BREEAM Excellent speculative employment space. | 2,790 sqm | Industrial and Office |
| Treleigh Plot 2 | Construction of 800sqm of space | 800 sqm | Industrial and Office |
| Treleigh Plot 4 | Construction of 2,371 of space | 2,371 sqm | Industrial and Office |
| Treleigh Plot 5 | Construction of 1,190 of space | 1,190 sqm | Industrial and Office |
| Treleigh Plot 6 | Construction of a hybrid industrial unit comprising office accommodation and production space and is BREEAM Excellent. | 871 sqm | Industrial and Office |
| Treleigh Plots 7 and 8 | Four flexible factory units built to a BREEAM excellent standard. | 2,806 sqm | Industrial and Office |
| Wheal Harmony | The site has delivered 547 sqm of high quality light industrial space and 2 x 164.8sqm office buildings. | 876 sqm | Industrial and Office |
| Parc Erissey | Plot 21 (ex Barton House). 5 x industrial/ warehouse units for B8 use, opened in 2020 as Amazon Depot. | 1,718 sqm | Industrial and Office |
| Totals | | 19,853 sqm | |

Table 4 – Employment Space built in Redruth Parish 2010 – 2022.



Map 4 – Redruth Parish Development Map 2020-2030 (V1). The Map was drawn in 2020 and it shows a summary of the key developments and development opportunities for the Parish, midway through this plan period.

About Redruth Parish – 2020 – 2023

- Redruth Parish Boundary
- Parish Wards
- Development boundary

Masterplan Areas

- Redruth Brewery Masterplan Area
- Town Centre Masterplan Area

Housing sites to be completed with permission (over 10 dwellings, April 2020)

- 1 HS1 - 1 Station Hill (14 open market)
- 2 HS2 - 12 Fore Street (10 open market)
- 3 HS3 - Ex Murdock and Trevithick (52 Affordable)
- 4 HS4 - Flats adjacent to A3047 (85 open market and 14 affordable)
- 5 HS5 - Former Charles Andrew Clinic West End (37 shared housing)
- 6 HS6 - 1 Alma Place
- 7 HS7 - Penventon Park Hotel, West End (69 open market - 20 affordable built)

Employment sites expanding (not in the Cornwall Local Plan)

- 1 ES1 - Krowji
- 2 ES2 - Parc Erissey - 5 new units 2020

Tolgus Development site

- 1 TDS1 - Tolgus Masterplan (650)
- 2 TDS2 - Tolgus Urban Extension (260)
- 3 TDS3 - Tolgus Outline permission (370)

- 4 TDS4 Tolgus Phase 1 Full permission (195)

Buildings and sites finding a new future

- 1 BAS1 Trengweath
- 2 BAS2 Ex Redruth Library, Clinton Road
- 3 BAS3 Ex Redruth Town Council Offices
- 4 BAS4 Ex Methodist Church, Wesley Street
- 5 BAS5 Piran House

Tolgus Trail - Phase 1 is under construction, Phase 2 is route options

- 1 TT1 Phase 1
- 2 TT2 Phase 2 - Town Centre to Gold Centre
- 2a TT2a Phase 2 Town Centre to Gold Centre - Option A
- 2b TT2b Phase 2 Town Centre to Gold Centre - Option B
- 2c TT2c Phase 2 Town Centre to Gold Centre - Option C

Projects

- S Skatepark in East End Playing Field
- C Access to Coast to Coast Trail
- G Access to Great Flat Lode

S-3

Key Issues and the Vision of
the Plan 2010 – 2030

Key issues from the evidence base

- 3.1 The key issues from the evidence base for the Redruth NDP for 2020 - 2030 are outlined below. This document is being written mid-way through the plan period, so delivery of many is well underway.
- Detail of what has been achieved and what still needs to be done is discussed in the body of the document, where appropriate.

| Theme | Key Issues for the Redruth NDP to address |
|----------------------------------|--|
| Town Vision and Strapline | <p>To continue the regeneration of Redruth, prioritising the re-use of the area's derelict and underutilised brownfield land assets (An objective of CPIR).</p> <p>Having the correct Vision for the Parish is critical moving forward. The existing Vision was felt to be limited, and the strapline not supported, so explore this work again. This work was explored again by Hemingway Design in 2021/2022 and a Place Brand for Redruth to inform future decisions has been developed and adopted by Redruth Town Council.</p> |
| Climate Change | <p>Future development in Redruth should recognise climate change issues and contribute to solutions that work for all.</p> <p>Redruth Town Council has declared a Climate Emergency.</p> <p>Redruth NDP should support Cornwall Council Climate Emergency DPD which was formally adopted on 21st February 2023.</p> |
| Design Code | <p>Future development in Redruth Parish is appropriate to Redruth and sustainability issues.</p> <p>Existing Cornwall Council Design Guidance which applies to Redruth includes The Cornwall Design Guide, Streets for People Design Guide 2022, 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 Character Appraisal and Management Strategy 2010, Plain-an-Gwarry Conservation Area Appraisal and Management Strategy 2010, Improving Energy Efficiency in Cornish Historic Buildings' guide: along with Technical conservation advice and guidance available on Cornwall Council website.</p> <p>The only new separate design code document requirement identified during this NDP development process is a Redruth Shopfront Design Guide. Cornwall Shopfront Design Guide already exists and could be used as a reference for design principles for any new or upgraded shopfront or sign in the town. The Redruth Shopfront Design Guide is an appendix to this document.</p> |

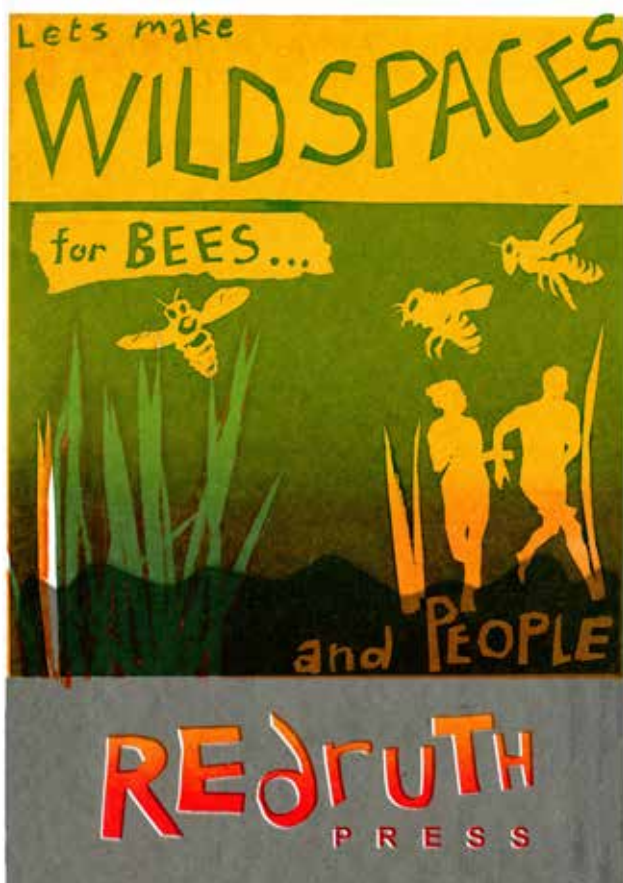
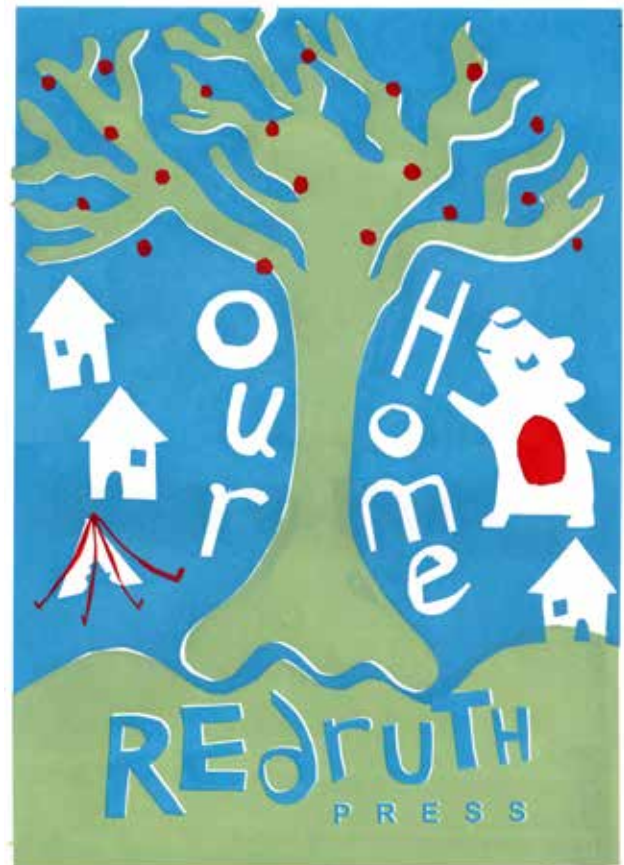
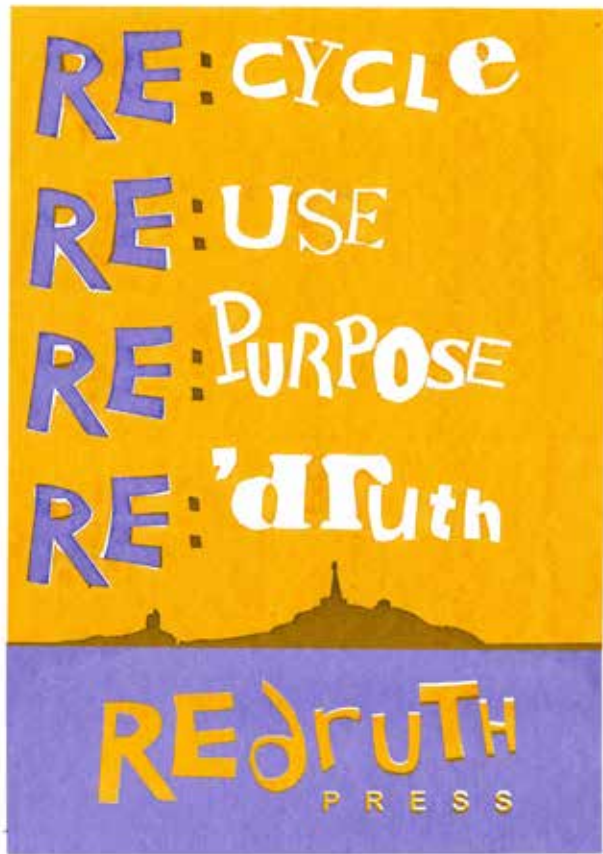
| Theme | Key Issues for the Redruth NDP to address |
|---|---|
| Historic Environment and Heritage Assets | <p>The history of Redruth is very important to the residents, so must be considered in all future development.</p> <p>There are historically significant pathways and opeways in Redruth which should be protected and enhanced.</p> <p>The World Heritage Site status is important to Redruth.</p> <p>Safeguard and conserve the historic environment and heritage assets.</p> <p>Unlisted assets that have an important part in the WHS should receive some policy protection. Other significant unlisted assets should be recognised too.</p> <p>Opportunities to enable the repair, and subsequently maintain, abandoned or neglected buildings should be supported.</p> <p>Enhance the local character of the historic environment.</p> |
| The Town Centre | <p>The vacancy rate in 2020 was 20%. Currently under-utilized, and recognised as needing greater support, there are a significant number of vacant shops and a lack of tourism functions.</p> <p>Poor perception, poor offer, low footfall, poor lighting and a perceived lack of safety by the public and shop owners.</p> <p>An improved younger people and family offer for an enjoyable night out.</p> <p>There is a noticeable lack of green civic and dwell space in the town centre. Places for people to meet. socialise, eat lunch and enjoy nature. Lack of dwell spaces to encourage people in to stay for longer.</p> <p>The trade that is possible during the day isn't transitioning to a successful early evening economy. A lot of shops and cafés close at 3 or 4pm.</p> <p>There is some residential use, predominantly on upper floors, but there is opportunity for more.</p> <p>Desire to improve the look of the high street - need to address the state of the buildings and the lack of maintenance by property owners.</p> <p>A coherent palette of building materials provides a quality and unity to the town centre core - with a mix of local granite, killas, slate and sometimes brick in commercial buildings.</p> <p>As we all know Town Centres are going through massive change in this plan period. In the future Town Centres should act as a leisure space, gathering space and as draw for tourists as well as a public transport interchange. The primary purpose is no longer retail.</p> <p>The Redruth HSHAZ project (2020-2024) was a four year programme of investment that helped to bring derelict and underused historic buildings back into economic use as commercial, creative and innovative workspaces in the town centre with some residential use. It has also improved the town's connection.</p> |

| Theme | Key Issues for the Redruth NDP to address |
|----------------|---|
| Housing | <p>The Redruth Development Boundary needs to be agreed.</p> <p>No further land for dwellings needs to be allocated to meet Local Plan targets. However, there are some stalled sites with permissions.</p> <p>Develop a good mix of homes in Redruth Parish, to achieve a balanced community.</p> <p>Facilitate an appropriate mix of market, social and affordable homes including the provision of adaptable properties to meet the needs of changing demographics. It is important that the new housing is the right housing to meet the needs of the community.</p> <p>A strong focus should be placed on delivering more affordable housing, to enable all potential residents to access housing in Redruth. The lower quartile affordability ratio for Cornwall in 2021 was 9.8, an increase from 9.30 in 2011. This is notably higher than the lower quartile affordability ratio of 8 for England.</p> <p>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.</p> <p>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).</p> <p>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. Bungalows can play an important role in meeting the current and future needs of people with accessibility needs.</p> <p>Summary of requirements 2019-2030.</p> <ul style="list-style-type: none"> — 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 <p>Households on an average income in the Parish cannot afford a First Home if the standard 30% discount was applied.</p> <p>Acquiring a First Home product would only be likely to begin to be affordable for people on an average income if a discount of 50% is applied.</p> <p>Only Shared Equity schemes of 25% or less equity share would be affordable on local average household incomes.</p> <p>The needs of single people and households on lower-than-average incomes will only be met by social rented housing.</p> |

| Theme | Key Issues for the Redruth NDP to address |
|--|--|
| Employment Centres not in the Town Centre | <p>Redruth has significant employment centres within the Parish which are not all recognised in the Cornwall Local Plan. These have been identified and some should be considered for protection.</p> <p>Establish Redruth as a location to develop Cornwall's cultural industries (Reference - the Cornwall Site Allocations DPD). With the development of Krowji since 2005 this has been achieved, but this employment site needs protection.</p> <p>To raise the quantity and quality of employment opportunities within CPIR, by providing the land, workspace and infrastructure necessary to enable new and existing businesses to grow; as well as offer an attractive location for businesses to relocate. (An objective for CPIR). Recognise significant Redruth Employment sites that are not protected in the Cornwall Local Plan and consider them for protection.</p> <p>Encourage and support employment that is locally based, sustainable and diverse including health and education.</p> <p>The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</p> |
| Transport | <p>Cars have been the priority in transport planning for many years and are the preferred mode of transport for many residents. In many cases cars are the only and safest form of transport due to lack of safe walking and cycling routes or public transport. Approximately 80% of residents have at least 1 car, and 20% do not.</p> <p>Improving cycling and walking routes should be the transport priority, rather than road improvements.</p> <p>To create a safe pedestrian and cycle route to Portreath from Redruth (The Tolgus Trail).</p> <p>To improve other key cycle and pedestrian routes around Redruth Parish which will make it easier for everyone to walk or cycle.</p> <p>To make provision for electric vehicle charging.</p> <p>To improve the vehicular, cycle and pedestrian access to the town centre (From the CPIR Towns Framework).</p> |

| Theme | Key Issues for the Redruth NDP to address |
|-----------------------------|---|
| Green Infrastructure | <p>The NDP should identify and protect ‘Local Green Spaces’ that are not otherwise protected by national and Cornwall Local Plan policies. Safeguard and enhance green spaces within the town development boundary for people and wildlife. Safeguard and enhance historic and established pathways linking townscape and rural landscapes.</p> <p>There is little public green space in the Town Centre other than St. Rumon’s Gardens, next to Murdoch House- a small, tranquil, gated garden in the ruined walls of Druid’s Hall. Former historic burgage plots and orchards have been lost over time and the perceived lack of civic green space in the town centre is very apparent.</p> <p>There is a good range of open space outside the town centre, however the design, layout and use of the space needs review. Play provision, youth provision and accessibility need review, with the opportunity to create a ‘Parks Trail’ that connects all parks as a multi-play offer.</p> <p>Redruth is well served for sport, with two Cricket Clubs, a Football Club, Tennis Club and Bowling Club. Redruth Rugby Club lies north of the town centre and is the home of rugby in Cornwall, where Hellfire Corner provides a real sense of a place and cultural voice for Cornwall.</p> <p>A Green Infrastructure Strategy for CPIR identifies local priorities and ambitions that ‘reduce car use, increase activity levels, foster community, and space for amenity and play and connect us all with nature’ and habitat creation and biodiversity. Redruth Blue infrastructure is included in this document.</p> <p>Redruth has two allotments at Raymond Road and Coach Lane, but there is a desire for more Community Gardens throughout the town and Growing Larders.</p> <p>There is a noticeable lack of tree cover in the town centre. Mature trees line the streets of Clinton Road and Albany Road and the large-treed gardens that lie west of the town provide significant tree cover and a valuable green backdrop to the town. Linear tree cover lines the open section of Redruth River adjacent to Tesco’s and bounds the industrial estates to the north of the town. Increased tree cover not only helps to green the town but aid in climate change adaptation through cooling the urban area, taking up summer storm waters, shading parked cars and reducing CO2 and air pollution.</p> <p>Support the CPIR Green Infrastructure Strategy, adopted in 2021.</p> |

| Theme | Key Issues for the Redruth NDP to address |
|------------------|--|
| Tourism | <p>Redruth does not have a clearly defined Tourism offer but does have tourism visitors. There is an opportunity to deliver a tourism offer focused on the town's heritage assets and the WHS. The obvious form for this is to link to the Mining Heritage sites which surround the centre of the town and explain the significance of the town centre in the WHS story.</p> <p>Build on Redruth's role as the 'Heart of Cornish Mining' (From the CPIR Towns Framework).</p> |
| Health | <p>The public are concerned that GP provision will not be adequate to serve the needs of the growing population.</p> <p>At the start of this plan period there were 2 GP surgeries, Clinton Road and Manor Surgery, both located in buildings that could not expand and were not ideal for patients. In order to expand GP Provision to meet the growing population needs, the surgeries agreed to merge and form Leatside Health Centre. The NDP has supported this process.</p> <p>Leatside Health Centre needs to secure additional building space to provide appropriate services for the growing population.</p> <p>21% of residents in 2017, did not have a dentist.</p> |
| Education | <p>Information provided by Cornwall Council indicated that school provision for 5-16 years olds was adequate (with expansion plans) for the plan period.</p> <p>Nursery provision is less clear, particularly with 2023 government announced changes to nursery provision requirements.</p> <p>No specific issues were raised through the 2021 Issues consultation.</p> |



Vision for Redruth NDP

2010 – 2021

- 3.2 There is a national affection for Cornwall and the creativity that Cornwall breeds. Cornwall is a place of courage, challenge and change. Creativity and Engineering are building blocks. Redruth has all these Cornish attributes.
- 3.3 Redruth is a World Heritage Site Town. The Vision statement, developed through the Redruth Action Plan Project was adopted in 2011 'To put the heart back into Redruth and make the place 'a real market town for the 21st century which is relevant and connected to the wider community served'. The statement was supported in the 2021 Issues Consultation (over 90%), but it was felt to be too focused on the town centre and not reflecting the vision for the Redruth Parish.
- 3.4 Redruth's strapline is 'Heart of Cornish Mining' did not resonate with the public (Evidence 2021 Issues Consultation where only 51% of respondents supported it).
- 3.5 As having the correct Vision for the Parish is critical moving forward, and the existing Vision was limited and the strapline not supported, The NDP Steering group wanted to explore this work again.
- 3.6 The HSHAZ project commissioned Hemingway Design and CTConsults to develop and agree a set of Brand Values for Redruth in Autumn 2021.

2022 - 2030

- 3.7 Hemingway Design and CTConsults define Brand Values as an agreed set of values that act as a 'filter' for projects and developments in Redruth.
- 3.8 Hemingway Design produced a brand filter for Redruth, adopted by Redruth Town Council in July 2022 and supported by HSHAZ board. All future decisions taken for Redruth (including planning decisions) should be taken in line with the Redruth Values detailed below:-



**Distinctively Cornish
Kernewek yn Arbennik**



**Resourceful and Regenerative
Devisysek ha dasdhinythek**



**Sparkling Ideas
Enowi Tybyansow**

Vision for Redruth NDP

CORE VALUE 1

Distinctively Cornish – Kernewek yn Arbennik

The Story

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

CORE VALUE 2

Resourceful and Regenerative – Devisyek ha dasdhinythek

The Story

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

CORE VALUE 3

Sparkling Ideas – Enowi Tybyansow

The Story

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

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

S-4

Housing Statement

Housing Statement

4.1 Since the Cornwall Local Plan, adequate housing for residents has become even more challenging. There are many factors including: -

— Affordability

January 2023 average house price in Cornwall was £319,235 (UK average house price index). Redruth average price in 2021 was £182,750, lower than the Cornwall average price, but Redruth Employee Annual Earnings average was - £19,261, making property unaffordable to buy. Appendix 3 Redruth in Numbers has summary data on Redruth's 2021 economic profile. The cost-of-living crisis has further impacted this.

— Build Rate

Although build rate in Redruth is broadly on track to meet the housing build figure outlined, there are some stalled sites.

— Housing Mix

It's not just housing numbers that are important, it is the right mix of housing provision that is critical. The housing needs assessments show the need for older person adaptable and social rented housing.

— Airbnb

A map search of an approximate area of Redruth Parish brings up around 300 listings on Airbnb. These properties could be residential rentals.

— Increasing requirement for housing needs

Housing which is shown in the January 2024 Cornwall Council Housing Needs report for Redruth.

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

— To develop 5,200 dwellings between 2010 and 2030.

— For Homes outside the Urban Area (development boundary) are in a separate definition and target referred to as the Rural Target, which is 1000 for CPIR.

— This Neighbourhood Plan (through Appendix 2 Redruth Housing Needs Assessment 2019) has set the target as 1960 dwellings for Redruth Parish between 2010 and 2030.

Appendix 7 Redruth Strategic Environmental Assessment has confirmed that Redruth has enough permissions to meet this housing target and no further land needs to be allocated currently.

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

- Cornwall Council Climate Emergency DPD.
 - Chief Planning Officer's Advice Note on Providing Homes May 2023.
 - Chief Planning Officer's Advice Note on Affordability September 2022.
- These are summarised in Appendix 14: Summary of Policy Documents relating to the Redruth NDP.

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

In summary, these are:

— **Affordable Rented Housing**

Typically at up to 80% of open market rent and no service charge is permitted.

— **Social Rented Housing**

Typically 45 to 55% of open market rent, but a service charge is permitted.

— **Shared Ownership**

Where the premises are owned by a Housing Association (75% to 25%) and a mortgage holder (25% to 75% An adjustment to allow as low as 10% has recently been allowed.). The occupier pays both rent and mortgage.

— **Discounted Ownership**

Where the property is sold at a fixed discount, making it cheaper to mortgage. For Redruth [Value Zone 5] the current discount is set at 20% for a 1 bed property and 40% for a 2 bed property.

— **First Homes**

A discount on the purchase price of a minimum of 30% against the market value with a sale price no higher than £250,000 after the discount is applied in perpetuity, restricted to first-time buyers with a household with a combined annual income less than £80,000. Where justified by local evidence, a deeper minimum discount of up to 50% may be set.

— **Shared Equity**

Where the occupier enjoys an 'equity loan' (a portion of the equity is owned by the local authority or registered social provider) and therefore can afford a home on the open market.

— **Starter Homes**

Available for qualifying first time buyers at a discount of at least 20%.

— **Rent to Buy**

Under the national scheme.

Housing Statement

4.5 CLP policy 8 [Affordable Housing] says that 'planning obligations will be used to ensure that affordable housing is provided and (where possible) retained for eligible local households.' Policy 9 in connection with Rural Exception Sites says that 'the council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish in line with the council's adopted local connection policies'.

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

4.7 The number of households in 2021 Census in Redruth Parish is 7,100. 81.3% are houses or bungalows (UK average of 77.4%), 17.5% are flats (UK average of 22.2%) and 1.2% are caravans or other mobile or temporary structure (UK average of 0.4%).

4.8 Household size in the 2021 Census is 34.9% 1-person household (UK average of 30.1%), 33.7% 2-person household (UK average of 34%), 3 person household 15.4% (UK average of 16%) and 4 person or more household 16% (UK average of 19.9%).

4.9 Tenure of Household in the 2021 Census is:

— **Owens outright is 33.8%**

(UK average of 32.5%)

— **Owens with a mortgage or loan or shared ownership 28.2%**

(UK average of 29.8%)

— **Social rented 15.6%**

(UK average of 17.1%)

— **Private rented or lives rent free 22.3%**

(UK average of 20.6%)

4.10 The housing needs figures for Redruth January 2024 (Source Cornwall Council):

- 777 Households registered on Cornwall Homechoice with a qualifying local connection to Redruth; of which
- 188 households are aged 55+, 147 of these households require 1 bedroom accommodation. The affordable team support the delivery of 1.5 bedroom bungalow / ground floor accommodation so as to provide an additional space for future care/medical needs should they be required. 29 of these households require 2 bedroom accommodation, 7 of these households require 3 bedroom accommodation and 5 of these households require 4 bedroom accommodation.
- There are 4 households requiring full wheelchair adapted accommodation, 2 bed need.
- Since 2009 there have been a total of 532 new affordable homes delivered, although in the last 5 years the delivery total is 118 new affordable homes.

- Band E applicants on HomeChoice may have lower priority than other bands. These households may possess potential to access Low-Cost Homeownership. Appraising Band E applicants in this manner provides a broader understanding of intermediate need. There are currently 149 households in Band E who may be suitable for Low-Cost Homeownerships such as Shared Ownership or Discount Market Sale.

| Band | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | TOTAL |
|----------------------|------------|------------|------------|-----------|----------|------------|
| A Exceptional Need | 20 | 9 | 3 | – | – | 32 |
| B Statutory Homeless | 41 | 18 | 12 | 12 | 4 | 87 |
| C Homelessness other | 71 | 49 | 60 | 26 | 1 | 207 |
| D Shared facilities | 32 | 38 | 3 | – | – | 73 |
| E All other groups | 227 | 106 | 44 | 1 | – | 378 |
| Total | 391 | 220 | 122 | 39 | 5 | 777 |

Table 5 – Housing Needs figures for Redruth Parish (January 2024).

Housing Statement

4.11 There is support available to deliver affordable housing. Cornwall Council's Affordable Housing Team are open to discussions with community groups or developers looking to deliver affordable housing. Their 'Community Led Housing' page has further details of how they can assist local groups, including information on funding.

4.12 Community-led housing is about giving local people a leading role in addressing the need for affordable housing in their area. Local communities can come together to plan, design and often manage their own developments. With the aim of creating affordable homes for the people that need them the most.

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

- **Homes can be developed or owned by a Community Land Trust.**

- **Affordable self-build.**

- **Partnerships between the community and a housing partner. This includes a registered provider, local authority or other body.**

- **Housing cooperatives.**

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

- **Community-Led Housing**

Early Stage Feasibility Fund. This is a new fund administered by Cornwall Council. It provides revenue funding which will help communities to bring forward more affordable housing. Costs will cover items such as initial start-up costs, designs, surveys and feasibility work. All the way up to getting your planning application submitted.

- **CLT Land Remediation Fund**

Supports the development of new community-led affordable housing. The £1m fund was set up to tackle expensive-to-develop sites that communities want to see turned into affordable housing.

- **Community Land Trust Revolving Loan Fund**

Can provide a short-term loan for Community Land Trusts. This can help finance the build stage of a community-led housing project.

- **Capital Housing Grant**

Provides a capital grant for community-led housing organisations. The total funding available is £700k.

- 4.15 Summary of Redruth NDP Housing Needs Assessment undertaken by AECOM in 2019 (Appendix 2).

This Housing Needs Assessment support was secured through Locality NP support. A short summary of results of the four agreed research questions are detailed here:-

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

Housing Statement

- 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

| 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 were considered stalled in 2020. This figure now is higher, but hasn't been quantified. |
| Outline permissions (end of March 2020) | 383 | 356 | 27 | This includes 160 for Brewery and 158 OM and 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 and stalled sites) | 1744 | 1277 | 467 | |

Table 6 – An analysis of Housing permissions and completions in Redruth Parish October 2020.

- 4.16 The most recent figures from Cornwall Council (2021/22) indicate there have been 1080 completions in Redruth Parish. The figures are broken down into small sites (up to 10 units) 452 and large sites (over 10 units) 628. If we accept 1960 as the target for Redruth then this is 55% completion, which is approximately on target.
- 4.17 A detailed analysis of permissions and completions was undertaken in October 2020. This indicated that Redruth was on target to reach housing numbers within the plan period if permissions were developed. There is an issue with some stalled sites.
- 4.18 Appendix 7 The SEA supports that Redruth has enough current permissions to meet the housing number target, so no further land needs to be allocated in this NDP.
- 4.19 Existing Specialist Housing for Elderly and 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:

| 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, Meadowsides | 42 | Physical and Learning difficulties, Autism and 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 and mental health |
| Total | 131 | |

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

Extra Care Units 1 home (Miners Court) offering a 64 flat Extra Care Unit and 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.

S-5

Objectives and
Planning Policies



Redruth Town Centre

Redruth NDP Policy Section

- 5.1 All the Redruth NDP policies presented in this section have incorporated Article 14 consultation feedback and were supported by the community consultation. Evidence is presented in Appendix 9 Consultation Statement.

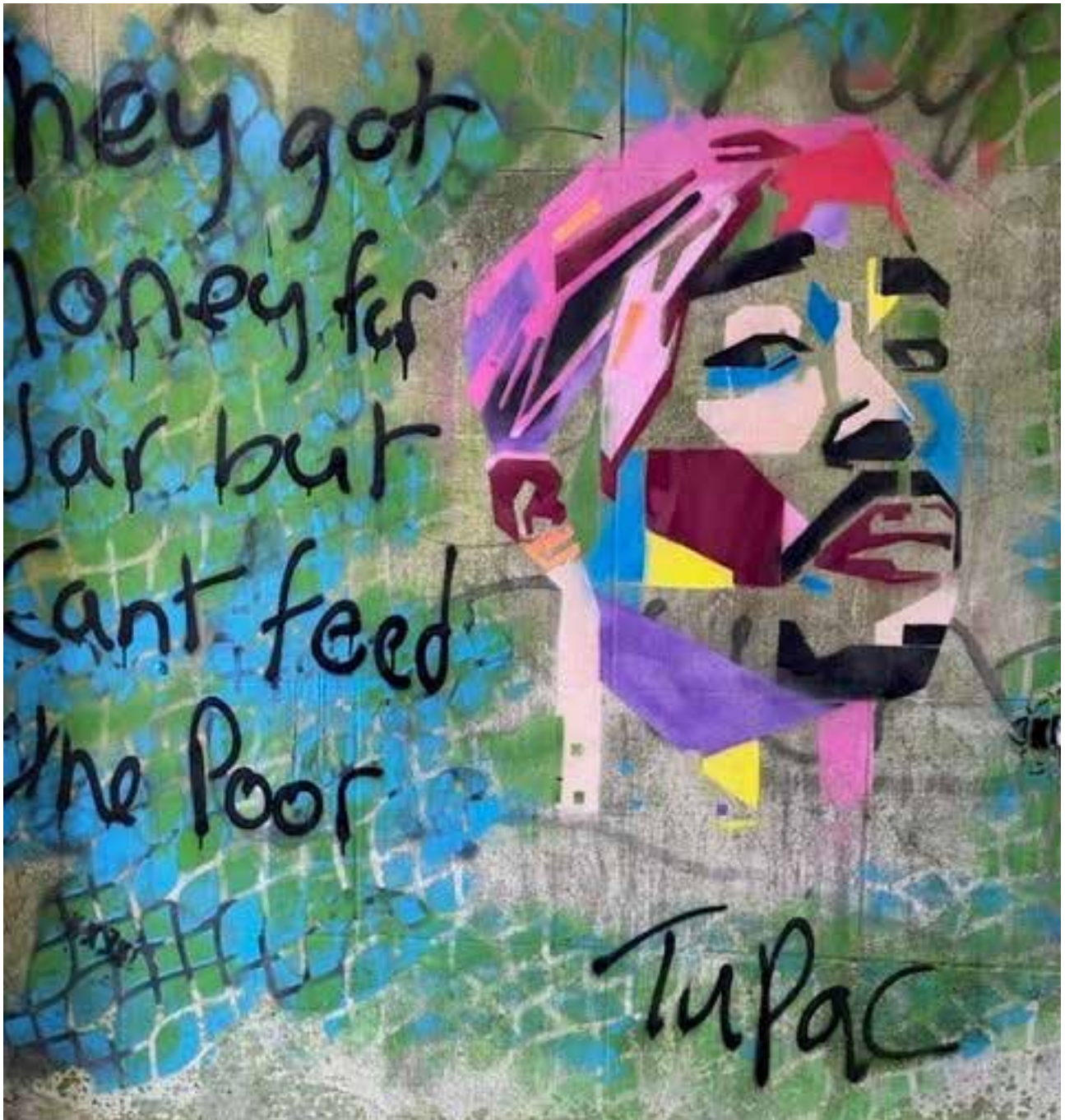
S-5

Objectives and Planning Policies

- 5-1 Design
- 5-2 Historic Environment, Heritage Assets and Tourism
- 5-3 Housing
- 5-4 Town Centre
- 5-5 Redruth Employment Sites (Not Town Centre)
- 5-6 Transport
- 5-7 Green Infrastructure
- 5-8 Health
- 5-9 Education

5-1

Design



'They got money for war but cant feed the poor' Redruth street art.

Design

Policy DC1 – Design

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

- | | |
|--|--|
| <p>5.2 Redruth Parish benefits from a significant quantity of existing design guidance which has been developed over the years.</p> <p>5.3 Our March – June 2021 Issues consultation asked if the community supported Redruth NDP working with Cornwall Council existing design code guidance and not setting any separate policies. 55% agreed, 35% were undecided and 10% disagreed.</p> <p>5.4 Sources of historic character for Redruth which should be used to help</p> | <p>demonstrate how the historic context has been considered are:-</p> <ul style="list-style-type: none"> — Historical Character Design Guidance is given in the Redruth Cornwall Industrial Settlements Initiative (CISI) March 2002 (on www.cornwall.gov.uk), — Redruth Cornwall and Scilly Urban Survey (CSUS) June 2004 (on www.cornwall.gov.uk), — As part of the Cornwall Devolution Deal, the 'Cornwall Historic Environment Cultural Distinctiveness and Significance Project', was commissioned to make sure that Cornwall's historic environment is recognised when designing change and making planning decisions. The documents are available to review at https://letstalk.cornwall.gov.uk/cornish-distinctiveness |
|--|--|

Policy DC1 – Design

Policy Direction DC1

New commercial and residential development will be supported in Redruth NDP Area where it is well designed to complement and enhance the local area and contributes to creating a strong sense of place.

- **All new development should reflect the principles in the Cornwall Design Guide and Cornwall Council's Streets for People Design Code; and**
- **Development within Redruth Town Conservation Area, or the Plain-an-Gwarry Conservation Area must meet the requirements of the relevant Management Plan.**
- **New development should reference the historic character of the parish where appropriate, demonstrating a use of materials and detail which respect the heritage and character of its setting and have regard to the prevailing scale, massing, and density in the locality.**
- **All development proposals should consider the need to design out crime and disorder to ensure ongoing community safety and cohesion.**

Design

Policy DC2 – Supporting development of a Redruth Shopfront Design Code

Objective – To support development of Redruth Shopfront Design Guide, which was published in March 2024.

- | | |
|--|---|
| <p>5.5 In 2022, The HSHAZ project provided advice on shopfront improvements and drew up proposals where required. The project has part-funded quality traditional repairs and reinstating architectural detailing to prioritised historic commercial buildings in the town centre. Repairing original shopfronts and reinstating new shopfronts and signs. This raised awareness of Redruth town centre's historic past to enhance the existing historic fabric of the town centre and World Heritage Site and Conservation Area setting.</p> <p>5.6 The Lavigne Lonsdale Redruth Vision and Investment Plan (Appendix 4) has identified the benefits of a Shopfront Design Code for Redruth in supporting the development of the Town Centre to support its independent businesses and lists the priority buildings for this work.</p> <p>5.7 Well-designed and well-curated shop frontages not only make a huge contribution to the local character and quality of a high street but also attract spend. They bring vibrancy, distinctiveness and colour to the street and shopping environment, and also reflect the quality, ethos and nature of wares for sale. They contribute to how we enjoy visiting and living in a town. By enjoying the experience of a place, we value it, and the economy prospers. Redruth has an unusually high number of independent shops - many of which make a really positive contribution to the town.</p> | <p>5.8 What stands out is how quirky, artistic and independent they are, and introduce important and stylish colour and design to the streets. Crafted sign-writing is locally distinctive and the overall effect respects and lifts Redruths' fine heritage.</p> <p>The most notable remaining shopfronts are those for the various fine drapery shops, including the impressive ones in the West End, with curved glass shop display windows and gilt glass signs. Redruth's shopfronts have a number of characteristics which make them significant:</p> <ul style="list-style-type: none"> — Glass and gilt signs; gilded incised 3d wooden letters covered with a reverse painted sheet of glass or reverse gilded glass. — Links to tin and copper mining. — Predominantly Victorian shopfronts with some later examples, such as on Clinton Road, which reflect the aspirations of the 1920's with features such as sunburst motifs. — A vibrancy which reflects that of the community and the town's history. <p>5.9 The Shopfront Design Code also provides guidance on ensuring level access given the steep main street with a section on accessibility (physical, sensory, etc.) relevant to the internal shop layout as well as access from the street. It also has guidance on how to convert a frontage to residential use and advice on incorporating flood resilience measures where required.</p> <p>5.10 The HSHAZ project has developed the Shopfront Design Code document for Redruth. Appendix 15: Redruth Shopfront Design Code was published in March 2024.</p> |
|--|---|

Contents

| Page | |
|------|---|
| 1 | Using this guide |
| 2 | Introduction |
| 3 | Heritage assets: Conservation Area |
| 4 | Heritage assets: Listed buildings |
| 5 | Heritage assets: World Heritage Site |
| 6 | Redruth as a Market Town |
| 7 | Heritage led regeneration in Redruth |
| 8 | What makes Redruth special |
| 9 | Original shopfronts |
| 10 | Signage |
| 11 | Mosaic shop entrances |
| 12 | Issues |
| 13 | Opportunities |
| 14 | Opportunities for co-ordinated solutions |
| 15 | Fore Street |
| 16 | Upper Fore Street |
| 17 | Bond Street |
| 18 | West End |
| 19 | Penryn Street/Falmouth Road |
| 20 | Permissions and Legislative and Planning Policy |
| 21 | Links |

This guide has been produced by Cornwall Council Strategic Historic Environment Service as part of the Historic England and HM Government funded High Street Heritage Action Zone March 2024.
Approved and original layout by Kate Lister Design



Redruth Garment Decorators Store, Upper Fore Street, Redruth

Using the guide

Introduction:

The Cornwall Shopfront Design Guide was endorsed on 15 September 2023 as a Cornwall Council guidance document. It gives advice on the design of shopfronts, which contribute so much to the special character of Cornwall's settlements.

Special appendices such as this one for Redruth will be produced over time for selected towns and villages to give information on local distinctiveness. These can be produced by local Councils or partnerships.

Formal endorsement of this appendix is currently being progressed

Owners:

Do your research and find out what is the best design approach to suit your business and the building you are in.

Is the building listed, in a conservation area or does it have surviving historical features? Are you keen to get a more creative design?

Use the Shopfront Design Guide, and for shops in Redruth, this appendix, to check your building and see a range of design options. Then choose the right designer for the job with proven experience in achieving the quality of work you need.

Designers:

Use the Shopfront Design Guide and appendices as a checklist. Not all the headings may apply but they will help in working out the best options for the client.

Confirm what permissions are required.

Do your research into the historic context of the building and character of the street. Consider how to complement the building and the streetscape with the new design.

Investigate the remaining fabric, and look for evidence of previous designs which could be repaired and incorporated as a priority in the design.

1

Redruth as a Market Town

Redruth was a small market town which expanded in the eighteenth century through the boom in demand for copper ore from surrounding mines. Redruth quickly became one of the largest and richest mining areas in Britain and the town's population grew dramatically. The town later established a focus on the dealing of international mine shares following the decline in local mineral production and has since become known as the nineteenth century mining capital of the world.

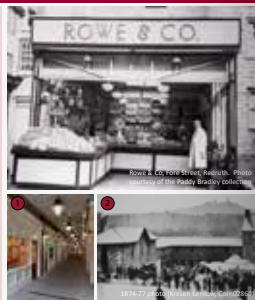
Redruth and its market originated in the fourteenth century, following a charter granted in 1333. The medieval market was originally held in Fore Street, but later moved to Market Strand. A letter from a businessman visiting Redruth in 1778 extolled the virtues of the Redruth Market:

"Oh, ye who never knew the joys, try it! Remember Redruth Market, there you can hear a bell in perfection and in no town in the kingdom is there greater abundance of quality."

In 1791 Redruth Market was said to be "by far the largest in the county", stretching from a market building near the site of the town clock and along Fore Street.

An indoor shopping arcade was created on the site of the former meat market as part of the Alma Place redevelopment in 1997 (1). This leads to the Butchermarket, redeveloped as part of Redruth High Street Heritage Action Zone, which has been trading since 1795 (2). A detailed Historic England Report is available (see page 21 Links)

Shops and markets are a key part of the town's historic development. The retention and reuse of remaining original shops, signs and buildings related to the town's historic links as a market town is critical to retain character and identity.



Rowe & Co. Fore Street, Redruth. Photo taken from the Butcher Market building.

6

Heritage Led Regeneration in Redruth

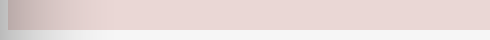
Redruth has had considerable investment in recent years. Key historic buildings in the town were renovated through a Historic England funded Town Scheme (1988), Conservation Area Partnership scheme (1986-99) and a High Street Heritage Action Zone (2020-24). High quality public realm improvements funded through SHEDA and English Partnerships were carried out to co-ordinate with the Conservation Area Partnership improvements. Kresen Kernes, a state of the art archive centre was opened in 2019. It was built with funding from National Lottery Heritage Fund and Cornwall Council in the shell of the town's former brewery and contains the world's largest collection of documents, books and maps and photographs relating to Cornwall's history. Kresen, home to Creative Kernes, opened in 2015. It is Cornwall's largest creative hub, providing studios and workshops for a wide range of creative businesses at a repurposed former grammar school on the edge of the town centre.

The link with the creative industries sector is growing in the town centre. There is a growing cluster of businesses at the bottom of Fore Street including an Art Room in Knight's Arcade and a gallery in Town House. With the historic art galleries of St Ives, Newlyn and Falmouth becoming less affordable Redruth town centre is seeing the repurposing of vacant premises as studios, workspace and retail linked to the creative economy. 'Make a Market' at the junction of Fore Street and Penryn Street is an innovative 'upcycling' venue that uses creative ways to repurpose materials or give a broken item a new lease of life. Other charity shops in the town also offer recycling opportunities, which are valuable in the current cost of living and climate crisis.

Care values from Redruth's recently produced brand filter including making the town:

- Distinctively Cornish (an independent, but not exclusive affordable, modern, creative and progressive Cornish town that works for everyone)
- Resourceful and Regenerative (embracing a repurposed economy, being resilient, adaptable and creating own solutions to society's big issues)
- Sparkling (building on the spark that lit Murdoch's first gas lamp, being innovative and progressive, young voices driving purposeful change)

These values work well with shopfronts, signs and historic building frontages in the town. Original detail could be restored and maintained but innovation and spark could be added to new signs and shopfronts.



7

What makes Redruth special

Redruth was pivotal in the history of Cornish mining. As mines prospered, those benefiting had considerable disposable income to spend. This is reflected in the quality of shops that were created in this time. The most notable remaining shopfronts are those for the Drapers on West End, with curved glass shop display windows and gilt glass signs (1).

Redruth's shopfronts have a number of characteristics which make them significant:

- A lot of quality original shopfronts remain, many with unaltered original windows and detailing to upper stories above. Curved glazing bars and curved glazing to shopfronts are a distinctive feature (2).
- Glass and gilt signs: gilded incised 3D wooden letters covered with a reverse painted sheet of glass or reverse gilded glass (1).
- Many original entrance mosaics to shops still remaining incorporating former shop names (see page 11).
- Predominantly Victorian shopfronts with some later examples, such as on Bond Street, which reflect the aspirations of the 1920s with features such as sunburst motifs (3).
- Links to tin and copper mining.
- A vibrancy which reflect that of the community and town's history.
- Good variety of independent shops including specialist shops, creative uses and affordable studios and workshops.



Redruth Drapery Store's, East End. These incised, gilded letters were originally covered by a sheet of reverse painted glass. © Historic England, James Davies 2013.

8

Original shopfronts

Many high quality original shopfronts remain, reflecting Redruth's former prosperity. These add significant character to the conservation area and bring in footfall. A number still retain original detailing to upper stories above the shopfront (1). Some are vacant and underused (2,4), and a number in need of maintenance and repair (3,4). Key principles for the town's shopfronts are:

- No more loss of historic fabric. Owners and designers should examine the building and identify any historic features.
- Repairing historic shopfront features as a priority and incorporate into new shopfronts. Use long lasting paint to reduce maintenance periods. Ensure upper stories are well maintained and rainwater discharge is functioning correctly so as not to cause damage to the shopfronts below.
- Do not cover over historic features with new signs or panels.
- Reinstall characteristic features such as projecting cornices, framed fascias, pilasters, console brackets and curved glazing bars.



9

Excerpts from the Redruth Shopfront Design Guide.

Policy DC2 – Redruth Shopfront Design Code

Policy Direction DC2

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

5-2

Historic Environment,
Heritage Assets and Tourism

Historic Environment and Heritage Assets

Policy H1 – Development and Heritage

Objective – Safeguard, conserve and enhance the local character of the historic environment and heritage assets. Unlisted assets should receive some policy protection.

5.11 Redruth parish's long history is written on its landscape and townscape, from pre-historic 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 a vital component of cultural identity, to the wellbeing of our community for generations to come.

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

— Redruth Heritage Economic Regeneration (completed in 2010) and improved 35 town centre buildings.

— Kresen Kernow (Cornwall Centre) is a state-of-the-art new archive Centre for Cornwall's Archives, which opened September 2019. The former Redruth Brewery site was chosen as its location in 2012. A successful initial application to the National Lottery Heritage Fund was made later that year, which was followed by an extensive programme of consultation involving 2500 people across Cornwall. In April 2015 a full bid for £11.7 million was submitted and the project team were

delighted to receive the news that the bid was successful in the summer of 2015.

— Redruth HSHAZ (2020 - 2024) In 2020 Redruth received £1.6m as a share of the £95m High Streets Heritage Action Zones (HSHAZ) fund, one of only 10 places in the South-West to benefit from this national scheme. It followed a bid submitted by Cornwall Council in partnership with the Redruth High Street Heritage Action Zone (HSHAZ) Project Board.

The investment has acted as a catalyst for improving the prosperity of the town centre so that it can continue to serve the local community and businesses, adapting to the challenges that all high streets were experiencing, even before Covid-19. One of the many project products is a masterplan and investment plan for the Town Centre, including some of the historic buildings.

— Tolgus Trail Phase 1 connecting from the Gold Centre on New Portreath Road to the Coast to Coast trail leading to Portreath. This section opened in 2021.

— Cornwall Local Heritage List Project Cornwall Council was part of a national campaign piloting the Cornwall Local Heritage List Project.

Cornwall was one of the 22 areas chosen to benefit from an allocation of £1.5 million by the Ministry of Housing, Communities and Local Government (MHCLG). Redruth and St Austell Clay Country were the 2 chosen pilot areas. Local Listing is the identification of valuable aspects of our past which have local interest.

- | | | |
|------|--|--|
| 5.13 | Redruth Neighbourhood Plan has aligned its Local Listing work with this pilot project. Redruth Local List candidate assets were incorporated into 'The Local Heritage List Pilot Project' run by Cornwall Council in 2021 /2022. | Responses from these consultations have been incorporated in the final 'Redruth Local List candidate assets' which is presented in Appendix 1 -Redruth Parish Local List Candidate Assets. This list is correct in November 2023, but will not be updated so information should be checked on the Cornwall Council website through the interactive maps, with further information given on www.heritagegateway.org.uk . For any heritage related or Development Control Application reference should be made to the to the Cornwall and Isles of Scilly Historic Environment Record's Buildings Sites and Monuments layer as a dynamic list of identified heritage assets. |
| 5.14 | To ensure that building works and new developments are sympathetic to Redruth's history. We propose that, while we do not wish to exclude innovative, environmentally-friendly, architecture and design from Redruth parish, we will expect new developments and refurbishment of existing properties to be sympathetic to, and complement, our architectural and cultural heritage. | |

Policy H1 – Development and Heritage

Policy Direction H1

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

***A list of Redruth Parish Local List Candidate Assets (undesigned heritage assets) is included in the Redruth NDP as Appendix 1. This list is correct in November 2023, but will not be updated. Therefore information should be checked on the Cornwall Council website through the interactive maps, with further information given on www.heritagegateway.org.uk.**



Fore Street, Redruth.

Historic Environment and Heritage Assets

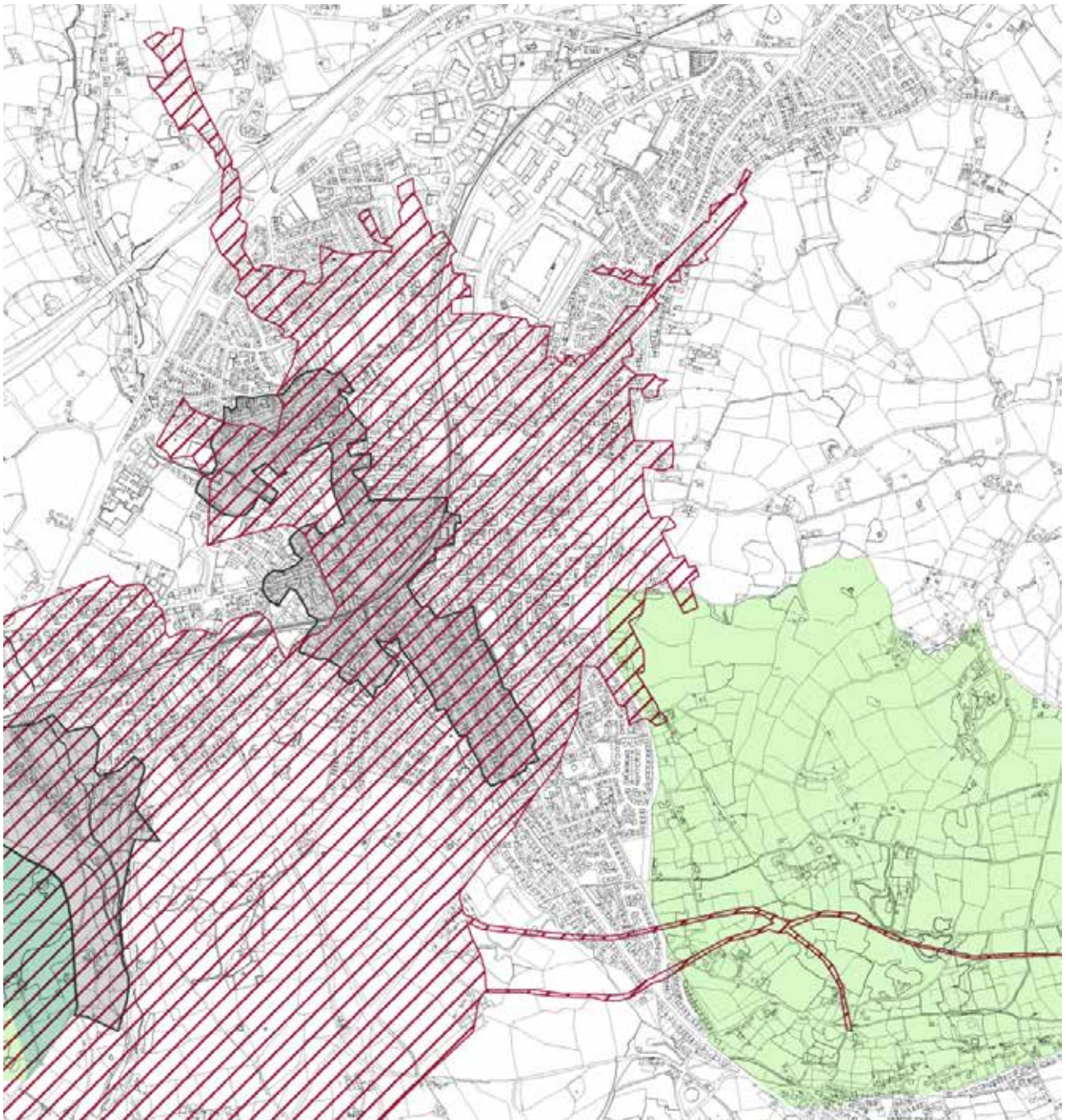
Policy H2 – Supporting Redruth’s World Heritage Site Status




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

- 5.15 Approximately one third of Redruth Parish is within the UNESCO Cornwall and West Devon Mining Landscape World Heritage Site (The Camborne and Redruth Mining District - Area A5), a designated heritage asset of the highest global significance recognised and managed under the Convention Concerning the Protection of the World Cultural and Natural Heritage.
- 5.16 The Redruth Neighbourhood Development Plan must comply with the requirement on the United Kingdom to protect, conserve, present and transmit to future generations its World Heritage Status. It must also consider the Supplementary Planning Document (SPD) prepared by Cornwall Council for the WHS, setting out how the planning system can meet this obligation. The Outstanding Universal Value, or international importance, of the World Heritage Site must be protected along with its landscape setting. Material damage to, or loss of, Outstanding Universal Value or statutorily protected Scheduled Monuments would significantly reduce the means to engage with these important records of our past. A large part of the WHS within Redruth Parish is protected by the policies applicable to the Redruth Town Centre and Plain an Gwarry Conservation Area and Scheduled Ancient Monument status whilst the listed buildings of the area have their own statutory protection. The unlisted assets which make up the World

Heritage Site, are ‘less well’ protected. Therefore Policy H1 extends the principle of protection and positive enhancement across the whole of the WHS in the NDPs designated area to protect undesignated building and structures within the WHS.

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



-  World Heritage Site (WHS)
-  Conservation Area (CA)
-  Area of Great Landscape Value (AGLV)

Map 5 – Showing WHS and Conservation boundaries in Redruth Parish.

Historic Environment and Heritage Assets

Policy H2 – Supporting Redruth’s World Heritage Site Status

Policy Direction H2:

1. Development proposals within the World Heritage Site [shown on Map 5] will be supported where they appropriately demonstrate by reference to the appropriate current guidance and policy documents including the adopted WHS Management Plan that:
 - a) they reflect the significance of the affected heritage assets and their settings; and
 - b) the proposal is appropriate in terms of size, height, density, design, layout, landscaping and scale; and
 - c) the proposal adequately protects, conserves and enhances the inscribed Outstanding Universal Value through the appropriate assessment of impacts via a suitably detailed heritage assessment carried out in accordance with a recognised methodology such as those set out within both the adopted WHS Supplementary Planning Document (2017) and the ICOMOS (International Council on Monuments and Sites) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
2. New development or redevelopment that is likely to lead to substantial harm to or total loss of significance of an undesignated WHS heritage asset will only be supported if it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
3. Proposals for development or redevelopment that are within the setting of World Heritage assets which enhance or highlight the significance of the asset will be supported in principle.
4. Development proposals should demonstrate how, taking into consideration the cumulative impact caused by any existing unimplemented development proposals, they take account of, protect the views and vistas from, across and within the Parish of the key WHS assets. To evaluate the landscape and visual effects created by the proposed development on the views of the WHS, applications may be supported by a Landscape and Visual Impact Assessment or Appraisal, and a heritage impact statement, as appropriate to the scale of the development, in line with the current Landscape Institute and Historic England guidelines.
5. Development proposals within the World Heritage Site which do not address policy points 1-4 in this policy should not be supported.

Historic Environment and Heritage Assets

Policy H3 – Established historic pathways and opeways

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

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

Policy H3 – Established historic pathways and opeways

Policy Direction H3

The historic pathways and opeways identified in Table 8 should be protected from loss or harm. New development that retains and enhances these existing historic pathways and opeways will be supported, including consideration of lighting.

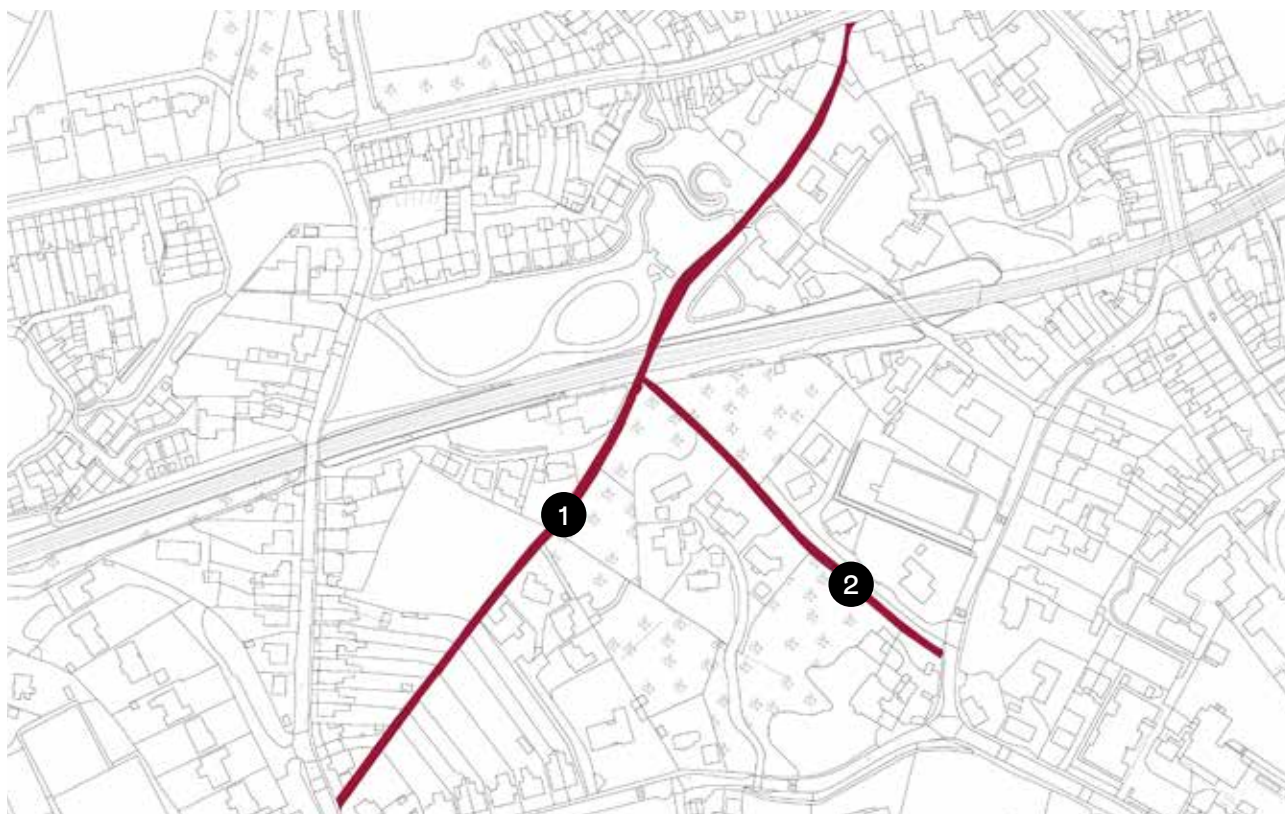
Key – 1. Lidgley's passage, 2. Lemins Court, 3. Butchers Opeway, 4. Symons Terrace, 5. Tower House, 6. Cross Street, 7. Fairmeadow, 8. Clinton Passage



Map 6 – Showing the 8 Opeways in the Town Centre.

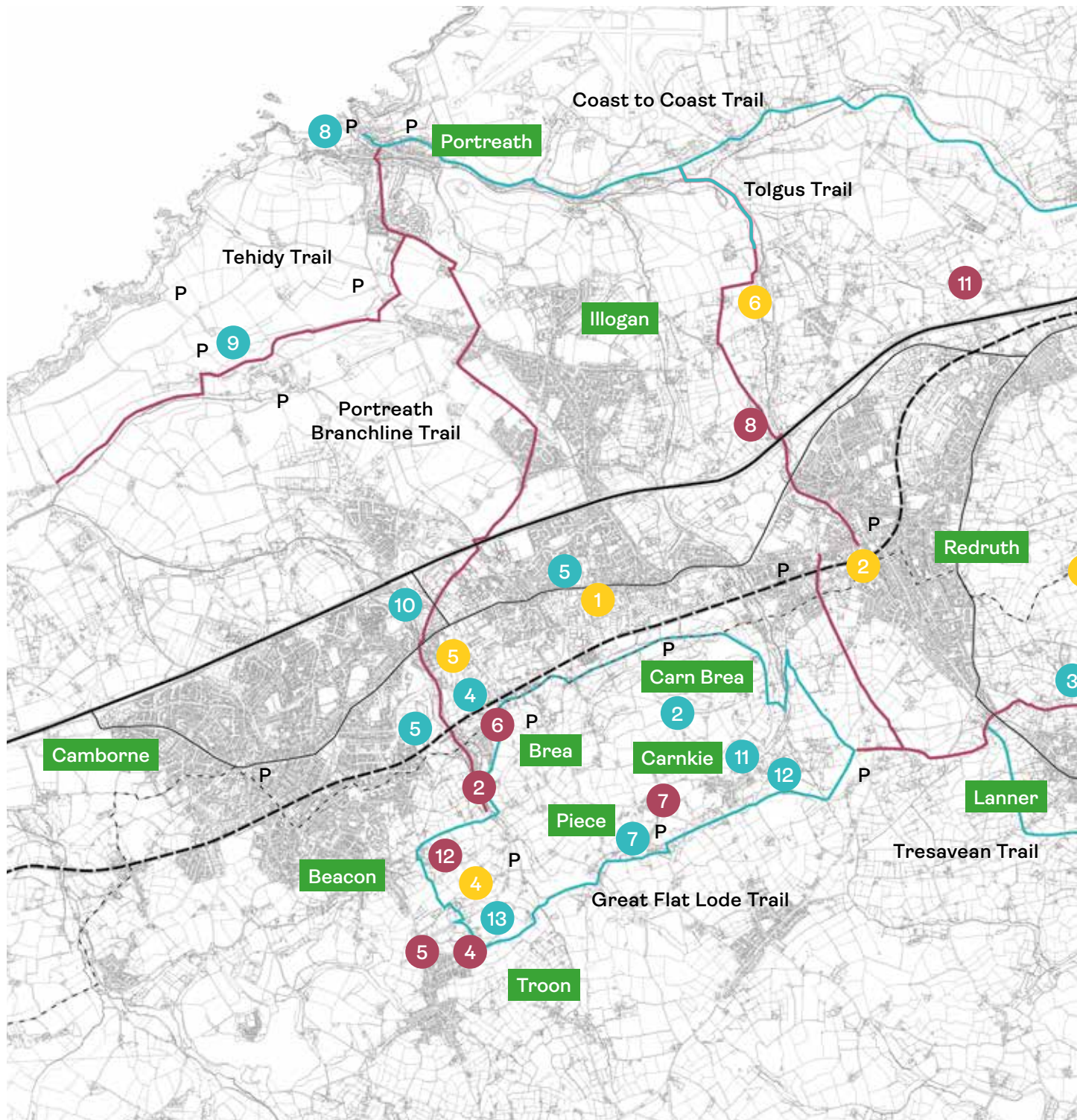
| Opeway or pathway name | Location |
|---------------------------------|---|
| Opeway 1: Lidgely's Passage | Links Chapel Street to The Regal, Fore Street |
| Opeway 2: Lemins Court | Links Job Centre to Fore Street |
| Opeway 3: Butchers Opeway | (By Poundland on Fore Street) Links New Cut Car Park to Fore Street |
| Opeway 4: Symons Terrace Opeway | Links Fore Street to New Cut Car Park |
| Opeway 5: Tower House | Links Fore Street to Penryn Street, but is locked out of hours |
| Opeway 6: Cross Street | Links Fore Street to Murdoch House and beyond |
| Opeway 7: Fairmeadow Opeway | Links Fore Street to Fairmeadow |
| Opeway 8: Clinton Passage | Links Fore Street to Fairmeadow |
| Church Lane | Walled lane that is an important walking/cycling route, called Church Lane because it is the historic route that runs from West End southwest towards the parish church of St Euny in Church Town. The lane is depicted and named on the 1876 OS map. |
| Lovers Lane | A walled footpath depicted on the 1841 Tithe Map and 1876 and 1908 OS Maps, running along the edge of fields and linking Church Lane with Trewirgie Road. An important walking and cycling route within the present town. |

Table 8 – List of Historic pathways and opeways.

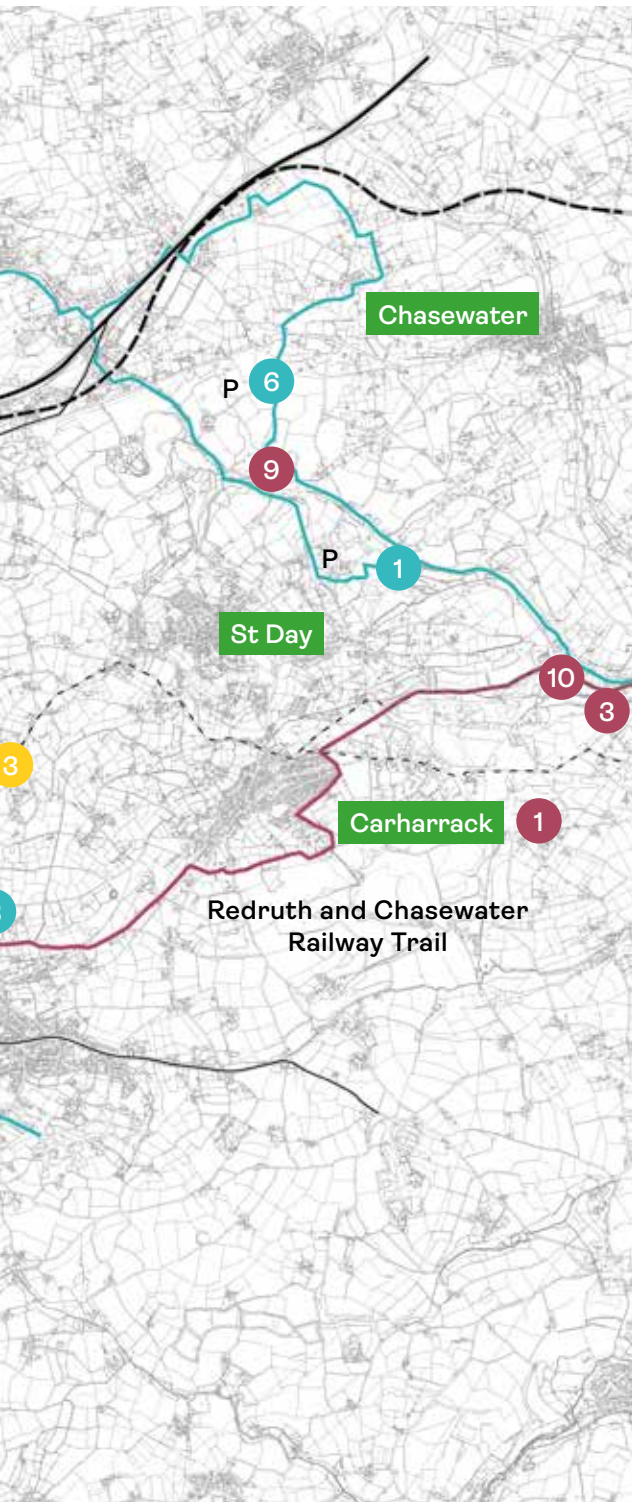


Map 7 – Showing Church Lane (1) and Lovers Lane (2).

Historic Environment and Heritage Assets



Map 8 – Mineral Tramway Trails and heritage attractions.



- Trails being created
- Existing Mineral Tramways Trails
- The Cornish Way (National Cycle Route)
- Class A Roads
- - - Railway Line
- P** Car Parks

- 1 Ale and Cakes, United Mines
- 2 Betty Adit tin steaming works
- 3 Cusvey, Consolidated Mines
- 4 New Stamps, Wheal Glenville
- 5 Marshall's Shaft - South Condurrow Mine
- 6 Penhalick Leats
- 7 Thomas's Shaft - Basset Mines
- 8 Tolgus Calciner
- 9 Unity Wood Mine
- 10 Wheal Fortune, Consolidated Mines
- 11 Wheal Peevor Mine
- 12 Woolf's Shaft, Great Condurrow Mine

- 1 Cornish Mine and Engines (NT)
- 2 The Cornwall Centre
- 3 Gwennap Pit
- 4 King Edward Mine Museum
- 5 South Crofty Mine
- 6 Tolgus Tin

- 1 Arsenic Works at Poldice
- 2 Carn Brea
- 3 Carn Marth
- 4 Cook's Kitchen Mine
- 5 Dolcoath Mine
- 6 Hawke's Shaft, Killreith Mine
- 7 Marriott's Shaft - South Wheal Frances
- 8 Portreath Harbour
- 9 Tehidy Country Park
- 10 Tuckingmill Valley Park
- 11 West Basset Stamps
- 12 Wheal Basset
- 13 Wheal Grenville

Historic Environment and Heritage Assets

Policy H4 – Linking mining assets to the Town Centre

Objective – To deliver an active and regenerative tourism offer focused on the town's heritage assets and the WHS.

- 5.19 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 and also for residents to be able to explore and enjoy the town's history. Redruth Town has its own story to tell and there is the opportunity to effectively link to the mining assets surrounding the town centre by improving pedestrian linkage and signage to the mineral tramways, Portreath, Wheal Peevor and Carn Marth. These all tell the story of Redruth.
- 5.20 Map 8 dates from 2008, but is still relevant and shows the story of the Mineral Tramways and the long standing desire for the Tolgus Trail and its importance to Redruth. The map also shows other Mineral Tramway Trails which are in proximity to Redruth and could be much better connected to the Parish and the town centre.
- 5.21 Although Redruth does not wish to be known as a tourist destination, it does want to improve the offer for tourists and residents alike, to show pride in the history. It wants to establish a clear reason to visit.

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

Policy H4 – Linking Mining assets to the Town Centre

Policy Direction H4

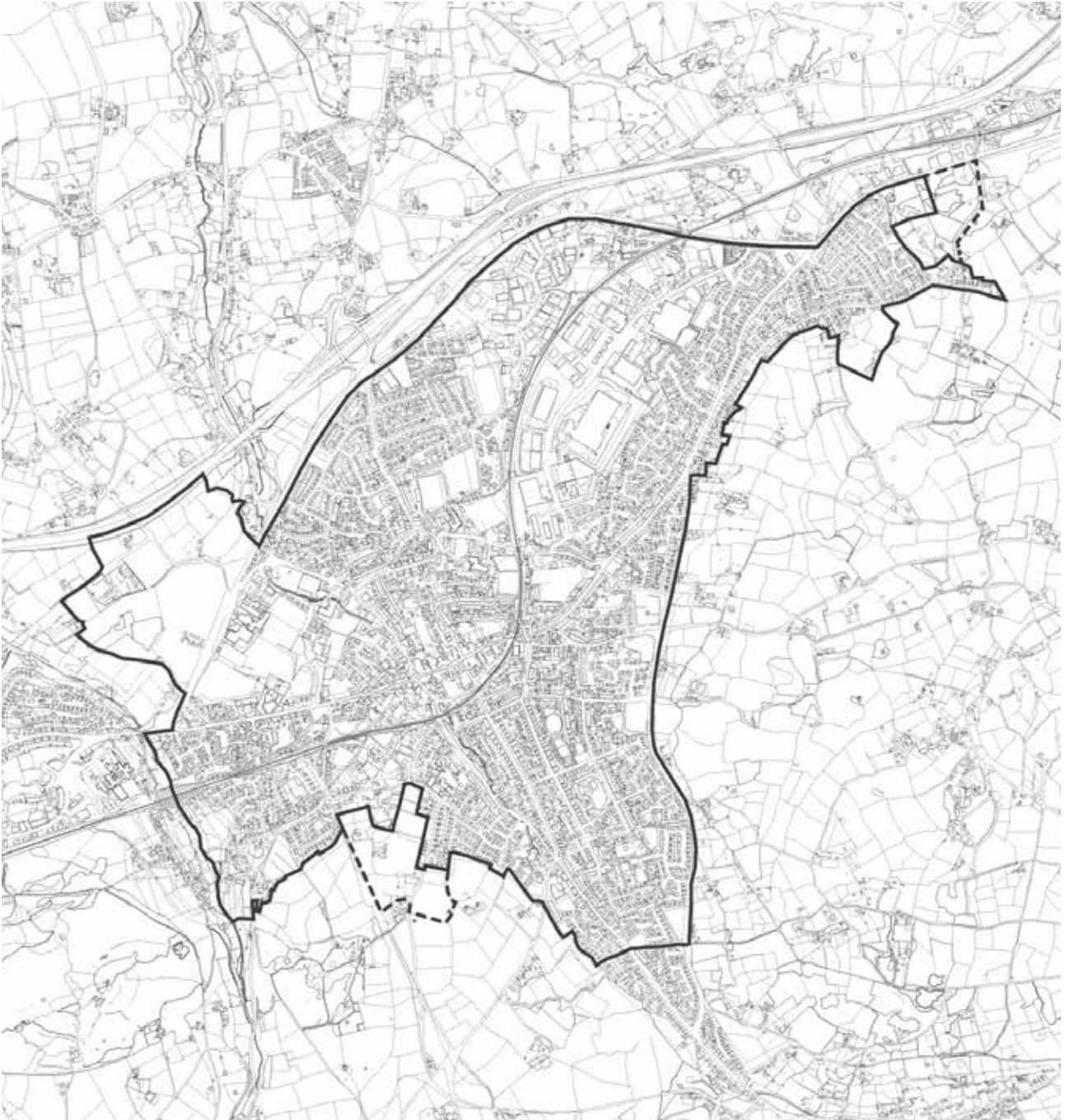
Proposals to connect Redruth Town Centre to the surrounding existing mineral tramways routes (e.g. Great Flat Lode, Coast to Coast Trail and Tolgus Trail) to improve the tourism offer and make the trails more accessible to residents, will be supported. Where stiles and traditional hedge furniture are present, they should be safeguarded.



Kresen Kernow.

5-3

Housing



- Final proposed development V2
- - Boundary amended following consultation

Map 9 – Proposed development boundary V2 - Final.

Housing

Policy HS1 – The Development Boundary

Objective – The Redruth Development Boundary needs to be agreed.

- 5.23 Redruth Parish does not currently have a publicly agreed Development Boundary. The Development Boundary of a town indicates where development will be permitted within the boundary and resists development outside. Developments outside the boundary line are known as rural exception sites and are included in that target figure. Developments outside the boundary line are predominantly 'Affordable Housing' developments.
- 5.24 The V1 proposed Development Boundary was the one used by Kerrier District, with the addition of the Tolgus Urban Extension Area added in the Cornwall Local Plan. This line broadly has the A3047 as the Northern boundary, Sandy Lane as the Eastern Boundary, the very southern boundary is the Parish line and then broadly follows landscape features for the rest of the southern and western boundary. Following 2021 consultation a V2 boundary line was produced with 2

areas of land removed to the West and South, acknowledging their landscape features. The V2 boundary line is the final Development Boundary line proposed for Redruth Parish in this NDP.

- 5.25 North Country was also specifically discussed as it is a significant housing area which sits outside the proposed development boundary currently. As a result of the consultation and evidence gathering North Country is not being brought within the Development Boundary in this NDP, however the area should be better recognised when considering how its residents connect to the rest of Redruth.
- 5.26 The solid black lines show the V2 and final proposed development boundary line. The dashed lines show the amendments following consultation and the areas removed from the development boundary line.

Policy HS1 – Setting the Development Boundary

Policy Direction HS1

This plan designates a development boundary for Redruth as shown in Map 9.

Development inside the boundary will be supported where it meets the requirements of relevant policies in this plan.

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

Housing

Policy HS2 – Mixed Development Schemes

Objective – 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. A strong focus should be placed on delivering more affordable housing. The needs of single people and households on lower-than-average incomes will only be met by social rented housing.

- 5.27 Part 4 of this document, Housing Statement, outlines the facts and figures relating to policy HS2.

Policy HS2 – Mixed Development Schemes

Policy Direction HS2

The development of mixed tenure schemes (affordable and market housing) will be supported and encouraged where:-

- i) **it can demonstrate it meets a local need for housing with reference to requirements identified in the 2019 Redruth Housing Needs Assessment or the Cornwall Council current, Housing Needs Assessment for Redruth; and**
- ii) **Where mixed tenure schemes are delivered in full or in part on brownfield sites, a reduced proportion of affordable housing provision will be supported where justified by evidence of prohibitive abnormal costs (for example, decontamination works).**
- iii) **Cornwall Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection in accordance with Cornwall Council Policy.**
- iv) **New development must preserve and protect habitat and increase onsite biodiversity in accordance with Policy G2 of the Climate Emergency DPD.**
- v) **New Housing should demonstrate how climate resilient measures (such as water efficiency measures, water butts, opportunities for biodiversity, tree planting and renewables and electric vehicle charging points for private off-street parking spaces) have been incorporated into the design wherever possible.**
- vi) **Any planning application for housing will need to provide a HRA & suitable mitigation as identified in the Cornwall European Sites SPD.**



Housing at Gwel Basset, Tolgus, Redruth.

Policy HS3 – Conversion of Residential Garages.

Objective – Where garages are converted to residential use, adequate on-site parking provision is retained.

Policy HS3 – Conversion of Residential Garages.

Policy Direction HS3

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

Where these proposals are in the flood zone, flood resilience measures should be incorporated and ground floor sleeping accommodation should be avoided.

5-4

Town Centre



Photographs of the retail in Redruth Town Centre.

Town Centre

- 5.28 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.
- 5.29 Redruth has for centuries been one of the greatest market towns in Cornwall, with metal ore extraction a key factor in Redruth's economy from at least the 13th century.
- 5.30 Strategically located at an important crossroad and river fording point, the town's layout is defined by its topography with higgledy-piggledy lanes and beautiful historic buildings and opeways.
- 5.31 Cornwall Council Climate Emergency DPD adopted in 2023 contains 5 policies relating to Town Centre development. The four policies considered relevant to Redruth NDP policies are listed here.
- Policy TC1 - Town Centre Development Principles
 - Policy TC2 – Place Shaping Vision and Priorities, including Town and Town Centre Renewal Priorities
 - Policy TC3 - Diversification of Uses in Town Centres
 - Policy TC4 – Density of Development in Town Centres

These 4 policies are summarised in Appendix 14 Summary of Policy documents related to the Redruth NDP.



Town Centre

Policy T1 – Town Centre Vision for Redruth

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

The current situation (2024)

5.32 The retail centre is focused on Fore Street, Alma Place, Green Lane, Chapel Street, Penryn Street and Bond Street and includes The Buttermarket off Station Hill, which is due to re-open in Summer 2024 following re-development.

5.33 It has a mix of retail, civic, office and cultural functions - with a hard-working business community at its core providing independent retail, fruit and veg shops, butcher, bakers and pasty shops, hair salons, takeaways, betting shops, independent cafes, pubs, a few professional services, a noticeable number of charity shops, a theatre/ cinema and the recently opened Murdoch Museum at Murdoch House. Unfortunately, the town has lost all the banks and building societies except Nationwide which is only open part time and the post office is currently closed. There are a significant number of vacant shops and a lack of tourism functions. The trade that is possible during the day isn't transitioning to a successful early evening economy. There is some residential use, predominantly on upper floors.

5.34 There are a number of antique/ re-purposing /upcycling shops and businesses such as Make A Mend, Daisy Rain Vintage, Thornleigh Curios and Collectables and La Belle Art Deco.

5.35 There is also a noticeable presence of the creative industries on the high street with galleries and arts collectives, such as The Craft Collective, Auction House, The Art Room, and Red Pottery. The Ladder has now established a Community Hub in the former Passmore Edwards Library. It hosts The Writer's Block and artists in residence together, offering studio space.

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

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

5.38 The High Street Heritage Action Zone (HSHAZ) Project 2020 -2024 has invested in The Ladder (the former Redruth Library), Key buildings grant scheme, London Inn Development and the Buttermarket re-development with the highly influential Redruth Revival CIC due to open in summer 2024 as well as the repurposing of the former HSBC bank in Redruth, which had been closed since May 2017, and has reopened its doors as a creative workspace. As well as other projects the HSHAZ has part-funded The Redruth Vision and Investment Plan 2022 (Appendix 4), which provides most of the evidence base for Redruth Town Centre policy recommendations and a plan for improving the town.

An Executive Summary (March 2024) version of this report is provided as Appendix 5.

5.39 Appendix 7 SEA has considered options for Fairmeadow and Redruth Brewery sites.

Policy T1 – Town Centre Vision for Redruth

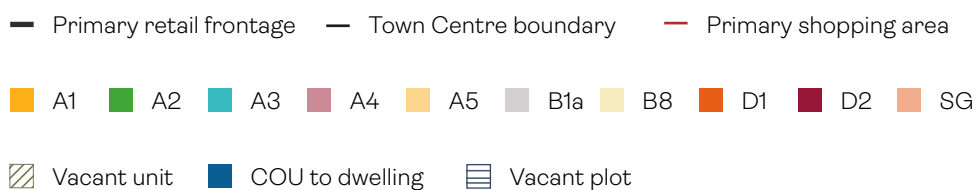
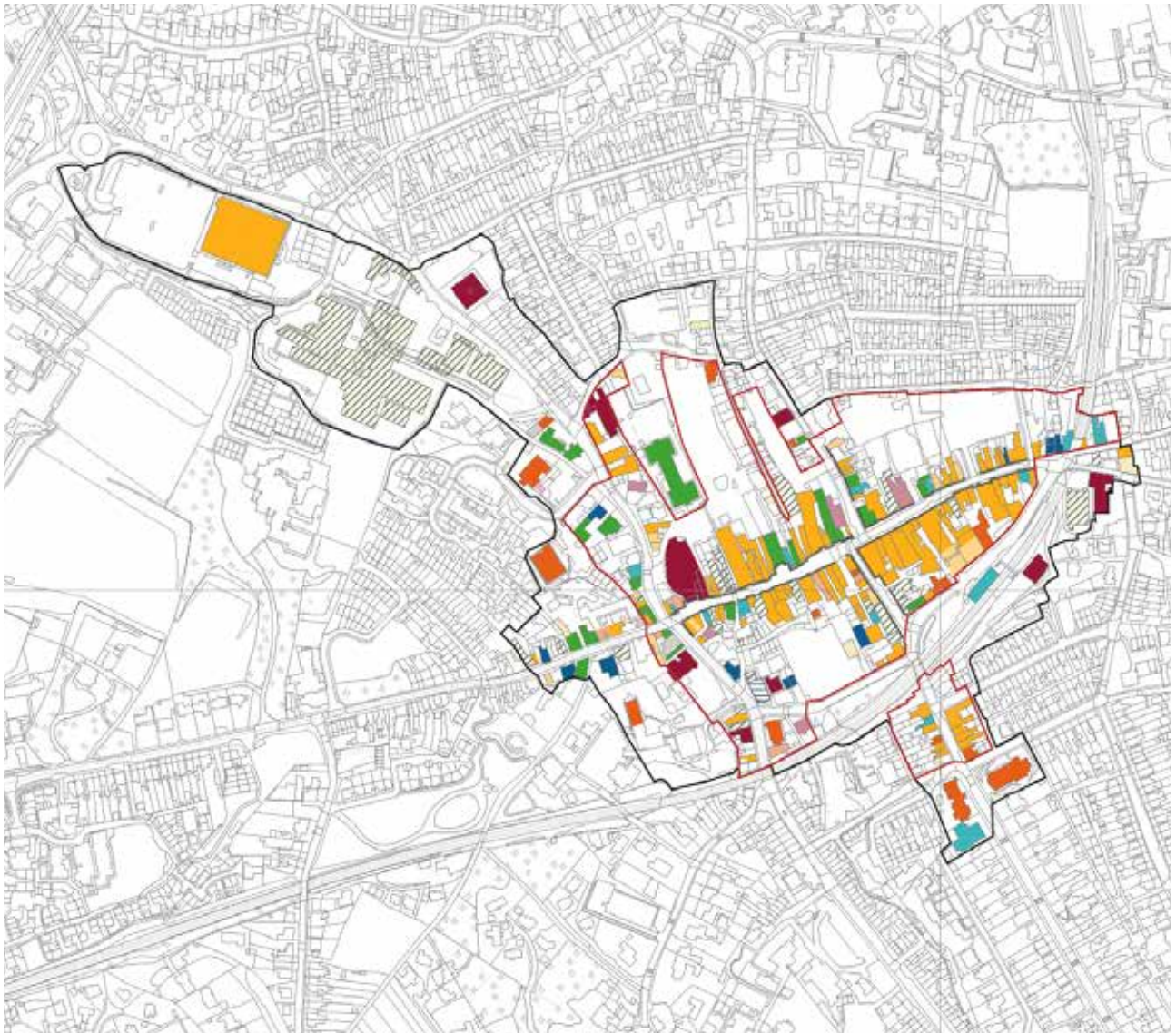
Policy Direction T1

Proposals that deliver the objectives of the Redruth Vision and Investment Plan will be supported. (Appendix 4), with an Executive Summary plan (Appendix 5)



Redruth Town Centre.

Town Centre



Use categories were changed since the map was drawn. The old 'A' classes have changed into a new 'E' class (or 'sui generis' use) on 1st August 2021.

Map 10 – A Map showing the town centre boundary and primary retail frontage as per the Cornwall Local Plan.

Policy T2 – Change of Use in Redruth Town Centre

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

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

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

Table 9: Redruth Town Centre Uses by Survey Year, including % vacancy rates.

Policy T2 – Change of Use in Redruth Town Centre

Policy Direction T2

1. Where planning permission is required, proposals to switch from one commercial use to another commercial use in the primary retail frontages indicated on Map 10 will be supported where there are no negative impacts on near neighbours.
2. Outside of the primary retail frontage area but within the town centre boundary as indicated on Map 10, conversion to residential on the ground floor will be supported where it can be shown that there is no demand for commercial use in accordance with CLP Policy 5. Where this converted use is to residential and in the flood zone it should be considered safe from flood risk.
3. Proposals to convert the upper floors, or the rear, of commercial premises in the town centre to other commercial uses, or to residential use will be supported where:-
 - A) separate access to the upper floors or the rear is available or will be created
 - B) where the creation of residential units will not have a negative impact on the viability of existing town centre businesses
 - C) where the proposal will enhance or protect the historic character of the town centre.

Town Centre

Policy T3 – Fairmeadow Retail allocation review

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

5.41 Car Parking Study: In 2022, to support the Lavigne Lonsdale Town Investment Plan work PJA were commissioned by Redruth Town Council to undertake a Car Parking, Servicing and Access Study for the Town Centre. This took place May – August 2022. On-site surveys using a Red, Amber, Green Audit were carried out of the 7 town car parks in July on a weekday and Saturday (when no specific events were taking place). It also included on-street parking within a 5-minute walk zone of the town centre.

| Car Park Name | Owner | Spaces | Charges | Peak Occupancy Rates | Audit Rating |
|---------------|---------|------------|---|------------------------|--------------|
| Fairmeadow | Private | 145 spaces | Long Stay, 0 - 12hr between £1.50 - £3.00 | 22% Saturday + Weekday | Red |

Table 10 – Summary of Fairmeadow Car Park only, reviewed in the July 2022 study.

5.42 Fairmeadow is located on Station Hill adjacent to the Grade II Buttermarket and connected via two opeways - Clinton Passage and Fairmeadow - to Fore Street. It has been a privately run car park for some time, with a derelict building on site which has historically been used for retail. The remainder of the site is a poor quality, degraded, large expanse of tarmac with level change east to west across the site. Poor threshold to Buttermarket with conflict of cars and pedestrians. Redruth Revival CIC have purchased the Fairmeadow site with Levelling Up funding support in 2023.

5.43 The site has lost its historic character with no reference to its former importance as a medieval fairground and later as Redruth cattle market.

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

- 5.45 Whilst Fairmeadow car park is the most accessible by car when approached from the south of town, the car parking study identified it is severely under occupied, with a maximum 22% occupancy rate.
- 5.46 A £3.7m refurbishment of the Buttermarket commenced at the end of 2022. Led by Redruth Revival CIC, the Buttermarket will reopen in Summer 2024 and will provide a revitalised space for small specialist shops, affordable workspace, entertainment and a range of small food and drink outlets. With an enhanced programme of markets and other events the intent is to grow footfall to the town centre and rediscover Redruth's reputation as a market town.

The Redruth Town Council offices and Redruth Library have also relocated into Alma Place in 2020.

- 5.47 There is the opportunity to develop this as a flexible, multi-use space for parking, events, cycle hub, visitor information etc., to support the revitalisation of the Buttermarket together with improved access to the town centre. The Redruth Vision and Investment Plan Appendix 4 includes a concept plan.
- 5.48 Appendix 7 SEA has considered the Fairmeadow site and has concluded that the broadened allocation would be beneficial to Redruth.



Map 11 – Heritage Assets in and around Fairmeadow.

World Heritage Site
 Conservation Area
 Medieval
 Post Medieval
 Modern

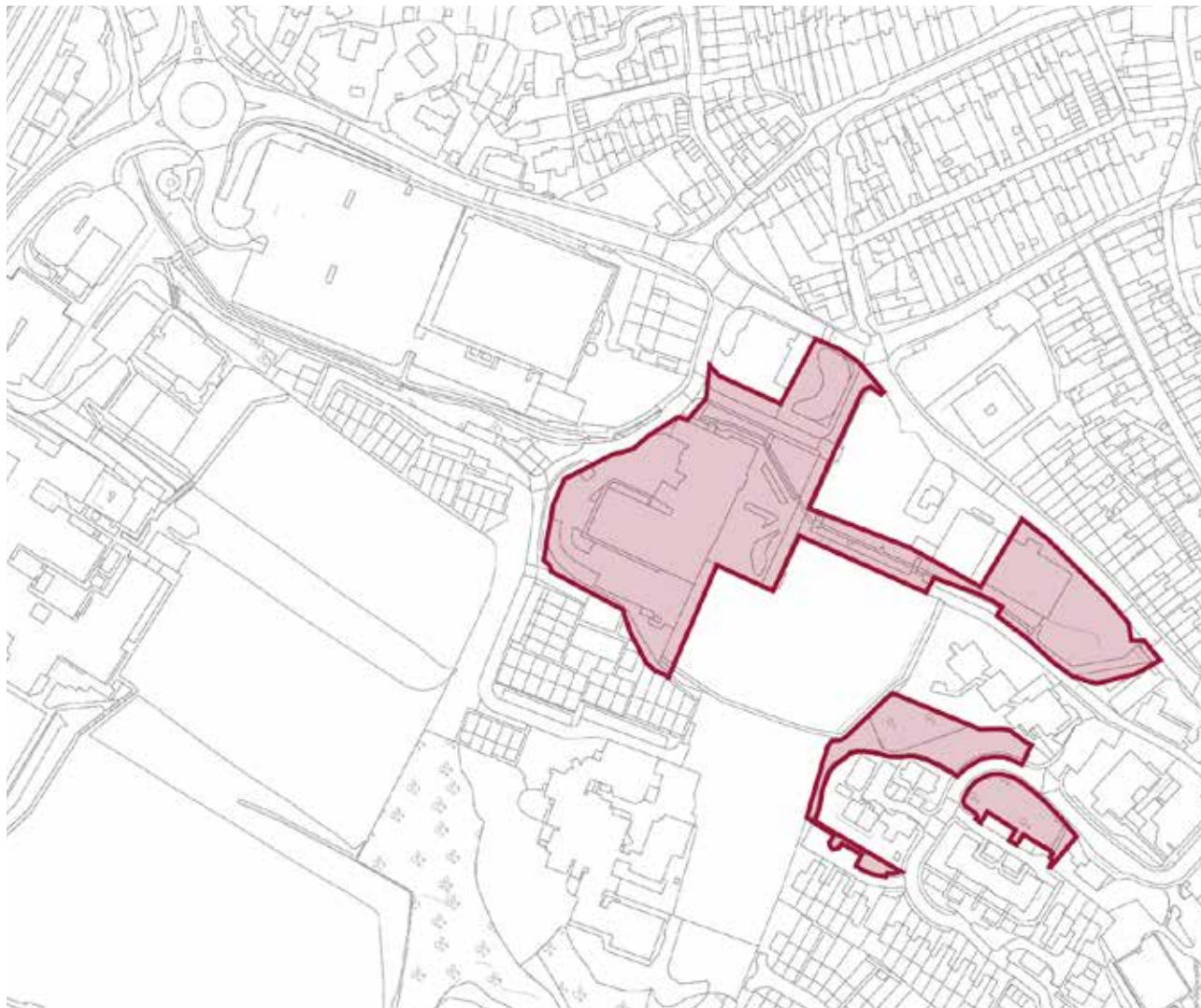
Policy T3 – Fairmeadow Retail allocation review

Policy Direction T3

Proposals to redevelop the Fairmeadow Car Park Site for commercial or mixed uses appropriate to a town centre location will be supported.

Any proposal should help to deliver the objectives set out in the Redruth Vision and Investment Plan and engage with the Town Council to develop a masterplan for the site. Some car parking provision should be maintained on site (commensurate with new uses).

A Heritage Impact Statement will be required to accompany any development proposals which come forward.



Map 12 – Cornwall Council ownership of Redruth Brewery site and close surrounding land. Cornwall Council ownership is shown in red.

Town Centre

Policy T4 – Redruth Brewery Site re-development

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

- 5.49 Redruth Brewery site is the largest derelict site in Redruth - the flagship project for the town. Early in this NDP process it was hoped that the NDP would establish a preferred development option for the remainder of the Redruth Brewery Site. It has not been possible to establish a preferred option due to the complexities of the site, including uncertainty relating to ground conditions. A summary of the work undertaken, and the constraints and design criteria identified is included here.
- 5.50 Description of the Brewery site: the former Redruth Brewery occupies a prominent and highly visible site on the Chapel Street Corridor, the main gateway into Redruth Town Centre. The site is just outside the town centre boundary. The whole site is 2.5 ha. The portion for re-development is 1.7 ha. The site has 2 owners. Cornwall Council owns approximately 1.4ha of the site as shown in map 12. The rest of the site is in private ownership.

Redruth Brewery site development 2010 – 2019 summary

- 5.51 The site was considered in the Redruth Action Plan Project 2010 – 2011, with particular consideration of the Flood risk and demolition requirements.
- 5.52 Between 2011 – 2014, with funding support from the Objective One programme, site demolition of all but key buildings was undertaken.
- 5.53 Between 2014 – 2019, the Redruth Brewery building was identified as the preferred site for the Cornwall Records facility. Significant development monies were secured from the National Heritage Lottery Fund and matched with Cornwall Council monies and Objective one. This paid for the opening up of the Leat and restoration of the Redruth Brewery Building to create Kresen Kernow, which opened in 2019.
- 5.54 Kresen Kernow is the centre of Cornish culture, and it is recognised as a strong fit for the town. A remarkable building that has transformed the derelict, fire damaged former Redruth Brewery building, integrating the surviving historic fabric with contemporary new additions to provide the world's biggest collection of archive and library material related to Cornwall. This beautiful facility also runs community and educational workshops, has a destination cafe and a changing programme of exhibitions. This award-winning facility is surrounded by remaining dereliction and cleared brownfield so what happens next around it is of prime importance and cannot be wasted.

Town Centre

A summary of Site consideration and Consultation Evidence during the NDP process

5.55 AECOM Masterplanning work undertaken with support from Locality through the NDP 2020-2021

Through National Locality Neighbourhood Planning team, Redruth NDP secured Master planning support from AECOM to consider the Redruth Brewery site in 2020. Covid impacted the work, but stakeholder workshops took place and tabled options for the site were discussed and a preferred layout option was agreed, but it needed much further work as uses were not agreed and there was a lot of concern relating to feasibility due to land conditions

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

— Visual Appraisal Survey of Winklow House and Chymbla House undertaken by PBWC Architects and MBA Consulting in 2022. This document includes conclusions and recommendations for both buildings.

— The Plen-an-Gwari Research and Development Study led by Golden Tree Productions. Other consultants on the project were Mei Loci, Crossley Hill Chartered Surveyors and Cowan Architects. The study looked at preferred option sites in Redruth and concluded that the Brewery Site would be the preferred option. The study also developed concept implementation and business plan for the project.

— Redruth Vision and Investment Plan 2022 Appendix 4 undertaken by Lavigne Lonsdale. The Redruth Brewery site is identified as a strategic site for re-development.

The document identifies the opportunity to provide a large civic green space on the only flat site in the town.

A couple of concept drawings are included which include the Plen-an-Gwari as outlined in the Golden Tree Study, combined with other uses.

5.57 Design Criteria for the Brewery site:

— The views to Kresen Kernow need to be preserved.

— A Heritage Impact Statement will be required for site re-development.

— The Brewery Site is within the Technical Safeguarding zone of RAF Portreath.

— There are other significant views through the site pertinent to the WHS designation.

— Chymbla House has outstanding Universal Value within the World Heritage Site designation. Guidance given during the masterplanning process suggests the building, if restored, should preserve the original building's footprint. The viability of restoring the building should be factored into the development at an early stage. The importance of improving the road and creating a footpath on the main road near Chymbla House should be considered in future development.

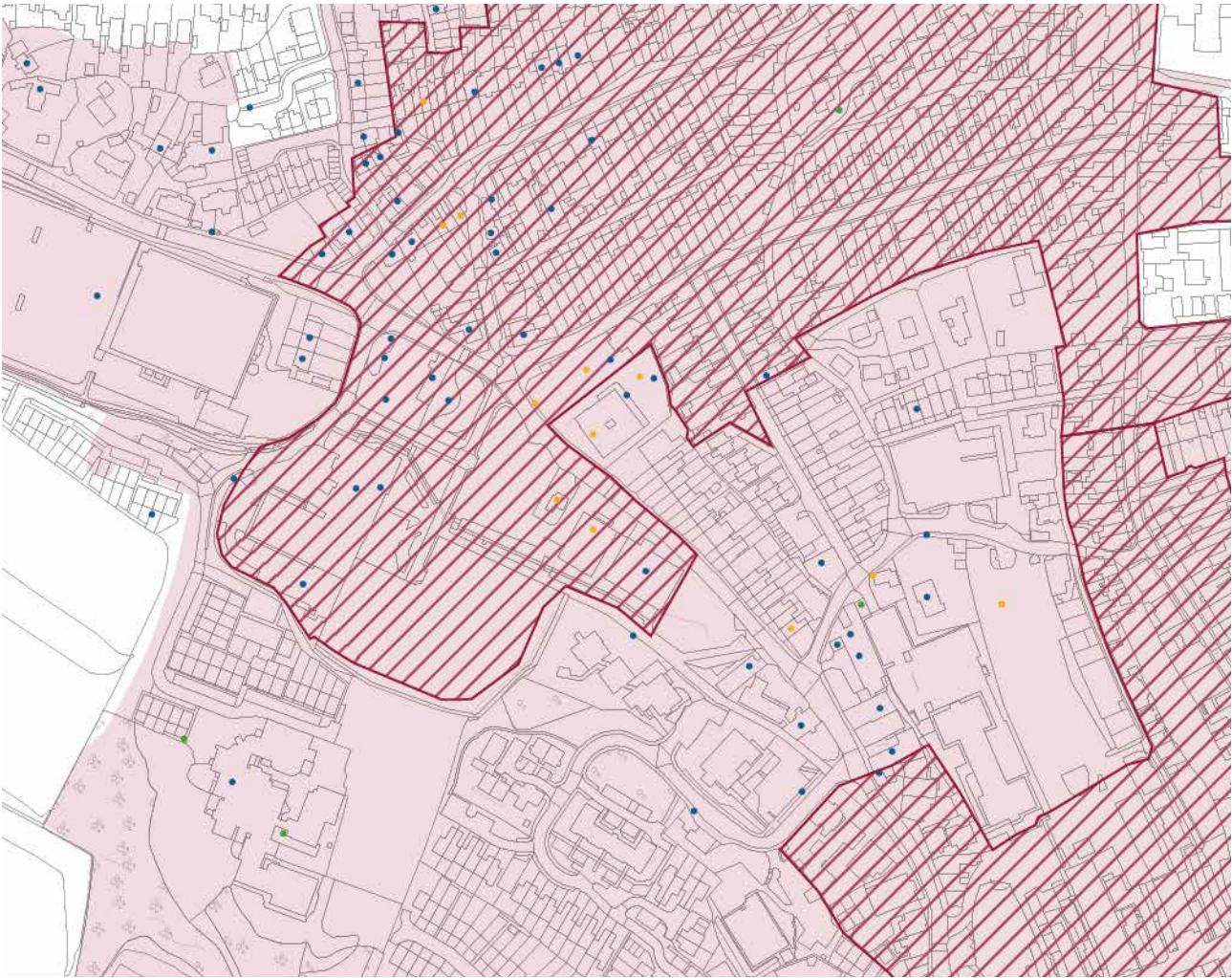
— Winklow Building is not part of the WHS OUV. Although there is some desire

to keep or relocate this building, its condition may be a factor.

- **Bonded Warehouse building should be retained on the site.**
- **Known antisocial behaviour in the area, therefore public space should look to design out crime with locally appropriate measures.**
- **How the site is accessed from all routes needs to be further considered for vehicles, cycles, pedestrians and public transport (buses).**
- **The majority of this site lies within flood zones 2 and 3. A Flood Risk Assessment will be required for redevelopment and any proposed use should be flood resilient and an appropriate use.**
- **Support for a micro-brewery on-site to link back to past use was expressed in the master planning process.**

5.58 Site Constraints

- The site is within the Plen-an-Gwari Conservation Area.
- The site is within the WHS boundary.
- Chymbla House/ Fuse Factory an Outstanding Universal Value (OUV) site in the WHS site and is a non- designated local asset.
- The viability of restoring Chymbla House should be factored into the development at an early stage.
- Winklow House is not part of the OUV in the WHS designation. It is identified as a significant building to either retain or relocate and is a non-designated local asset. It should be established whether it is feasible to be moved. The condition survey already suggests that its condition would preclude dismantling and re-erection.
- The Bonded Warehouse should be retained on the site and is a local list candidate asset.
- The Brewery is within the technical safeguarding zone for RAF Portreath.
- Located on the edge of the town (5 min walk) - but currently physically disconnected from the town centre.
- There is a public right of way through the site, along the line of the opened-up leat.
- The site links Redruth School to the town, with students walking through it every day.
- There is no footpath along the site side of Chapel Street.
- There is a lack of safe crossing points from the adjacent main road (Chapel Street).
- There is an existing Surface Water Sewer (3m protection Corridor) in the site.
- The Environment Agency considers that the site is seriously constrained by flood risks including the potential for flash floods. The site has areas of Flood Zone 3a and Flood Zone 3b. Significant flood alleviation works have been undertaken on the site. A site-specific Flood Risk Assessment will be required to inform any redevelopment.
- Access to the site is potentially constrained.



- World Heritage Site
- Conservation Area
- Medieval
- Post Medieval
- Modern

Map 13 – Heritage Assets in and around the Brewery site.

Town Centre

- Tesco's delivery entrance (and associated lorry traffic) is adjacent to the site and can cause disruption when lorry traffic cannot fit into the delivery yard.
 - Traffic access onto the site may be constrained by a load limit on the access route from Chapel Street.
 - Another access route from Forth Noweth may need to be explored, depending on how the site is developed.
 - It is not possible to create a service route through the existing Kresen Kernow car park area as it is tanked underneath.
 - Utilities are not currently on the majority of the remainder of the site.
 - Land conditions are a significant factor informing the re-development of the site. There are 2 adits which run under part of the site (exact location to be determined).
 - There are likely to be contamination issues on the site due to previous land uses and there is potential for mining issues on the site.
 - Current owners' proposal for high density, commercial development is not wanted by the community.
 - Since the site clearance works, the community has got used to the site being a predominantly open space.
- 5.59 Master planning Work 2023 – 2024 :
In 2023, Cornwall Council has secured Master planning support through Shared Prosperity Funding to do the work needed to establish a preferred development option for the site. Work is starting in Spring 2023 and is ongoing. Understanding the ground conditions and current flood risk are critical to determining the best options for future of the rest of the site.

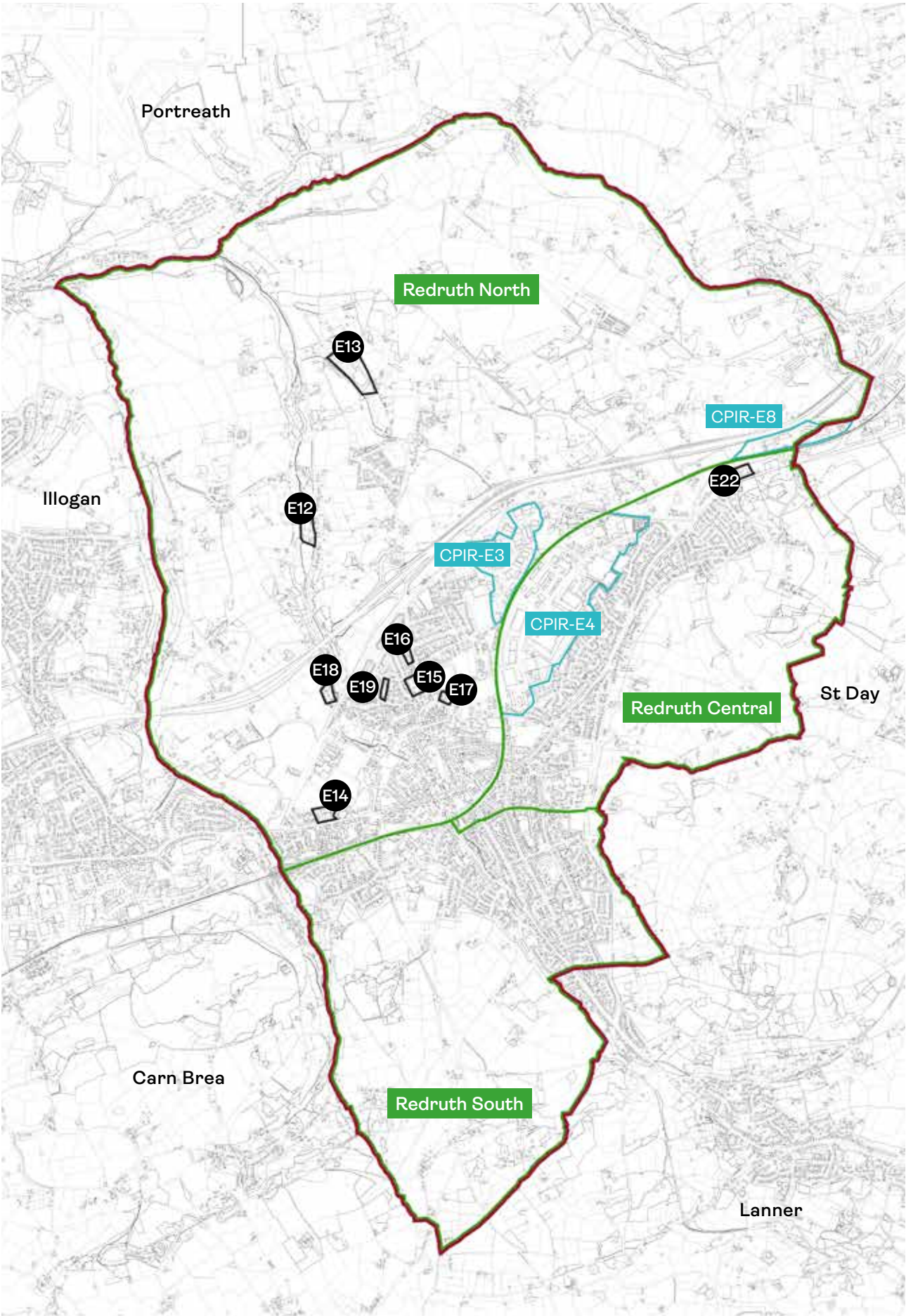
Policy T4 – Redruth Brewery Site re-development

Policy Direction T4

Proposals for the redevelopment of the Redruth Brewery Site will be supported in accordance with a detailed masterplan for the site, which is prepared with input from the Town Council and which addresses the issues set out in paragraph 5.57 Design Criteria for the Brewery Site. A Heritage Impact Statement will be required to accompany any development proposals which come forward.

5-5

Redruth Employment Sites
(Not Town Centre)



Map 14 – Redruth Employment Sites outside the Town Centre.

Redruth Employment Sites

(outside the Town Centre Boundary)

- Redruth Parish Boundary
- Parish Wards

Employment sites protected as Employment sites in the Cornwall Local Plan

| | |
|---------|---|
| CPIR-E3 | Treleigh |
| CPIR-E4 | Cardrew |
| CPIR-E8 | Radnor Road, Scorrier |
| E12 | Gilberts Coombe |
| E13 | Parc Erissey Industrial Estate |
| E14 | Krowji |
| E15 | Bartles Industrial Estate |
| E16 | The ex-Fire Station (Close Hill) |
| E17 | Drump Road - the old Police Station |
| E18 | Town Mill Foundry |
| E19 | Former Bootsies/ Jewels site on Treleigh Avenue/ Tolgus Wharf |
| E22 | Hillside Industrial |

Policy BE1 – Safeguarding and Enhancement of Employment Land

Objective – To protect employment sites E13 Parc Erissey and E14 Krowji as employment sites.

- 5.60 Redruth has 3 Employment sites protected through Cornwall Local Plan. These are:-
- Cardrew Industrial Estate (TR15 1SS). Cardrew is an established business estate which has 56 companies listed at Companies House in 2019. It has had significant investment through the European investment programmes. The other companies operating from Cardrew are branch locations or registered elsewhere. Cardrew should be limited to B uses only through the Cornwall Local Plan. However, it does have other businesses located there.
 - Treleigh Industrial Estate (TR16 4ES) had 19 companies listed at Companies House in 2019 and the estate has grown through 2010 – 2020, largely through benefitting from significant European funding. There are 35 businesses trading from Treleigh in 2020. The other companies operating from Treleigh will be branch locations or registered elsewhere. Treleigh should be limited to B uses only through the Cornwall Local Plan. However, it does have other businesses located there.
 - Scorrier Industrial Estate. The major tenant is Cormac.
- 5.61 Other Significant Employment Sites in Redruth not protected through the Cornwall Local Plan:
- Redruth has 9 other significant employment sites located around the Parish. Map 14 Redruth Employment Sites outside the Town Centre shows the location of these sites, along with the 3 sites protected through Cornwall Local Plan. Only 2 of these sites, E13 Parc Erissey and E14 Krowji are proposed for policy protection as employment sites.

Redruth Employment Sites (outside the Town Centre Boundary)

5.62 E13 – Parc Erissey Industrial Estate New Portreath Road TR16 4HW

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

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

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



Parc Erissey - photographs of the existing park



Parc Erissey - photographs of the existing park



Parc Erissey - 2020 site extension with Amazon



Krowji, West Park

5.63 E14 – Krowji, West Park, Redruth TR15 3AJ

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

- Phase 1, which opened in 2015, saw construction of 2,238 sqm of workspace to expand the creative industries cluster with 50 units in 2 new buildings which have a BREEAM 'Excellent' accreditation, incorporating photovoltaic cells, air source heat pumps and other environmentally sustainable features.
- Phase 2 started on site in summer 2019, expanding the flagship Percy Williams Building. The Phase 2 development, funded mostly by the European Regional Development Fund, Arts Council England,

and Cornwall Council, created an extra 21 "BREEAM Excellent" studios, adding space for around 40 people to the current community of 200.

- There was a significant fire on the site so Phase 3 of Krowji is now at planning. Krowji aim 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.

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

Policy BE1 – Safeguarding and Enhancement of Employment Land

Policy Direction BE1

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

Redruth Employment Sites

(outside the Town Centre Boundary)

Policy BE2 – New Business Development

Objective – To raise the quantity and quality of employment opportunities within CPIR, by providing the land, workspace and infrastructure necessary to enable new and existing businesses to grow; as well as offer an attractive location for businesses to relocate. (An objective for CPIR). Encourage and support employment that is locally based, sustainable and diverse including health and education.

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

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

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

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

Policy BE2: New Business Development

Policy Direction BE2:

- 1. Proposals for development to support new and expanding businesses which align with the aims of the Cornwall Strategic Economic Plan, Climate Emergency DPD and deliver attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes, and other commercial uses will be supported where:**
 - a) The proposal uses Previously Developed Land in preference to greenfield land; and**
 - b) The proposed use will not have a materially adverse impact on the environment and the amenity of adjoining residential properties in terms of, noise, effluent or fumes it would emit, and the traffic it would generate; and**
 - c) The proposal includes where possible measures to improve access on foot, cycling or public transport.**
 - d) Any large scale development that does come forward will need to be supported by an appropriate assessment of traffic impacts which should consider the operation of the SRN in line with national planning practice guidance and DfT Circular 01/2022. Where proposals would result in a severe congestion or unacceptable safety impact, mitigation will be required in line with current policy.**
 - e) Where the proposal is located outside of the development boundary:**
 - a. It is located within or adjacent to existing groups of buildings or uses previously developed land; and**
 - b. The scale, form, bulk, and general design is appropriate to its location; and**
 - c. It does not create road hazards that are considered unacceptable by the Highway Authority; and**
 - d. Where appropriate and feasible, it supports opportunities to make the location more sustainable by improving accessibility on foot, by cycling or by public transport; and**
 - e. The proposal will preserve any existing stiles and other hedge furniture in accordance with the Farmsteads Guidance.**
 - f) If the proposal is for the conversion of an existing building:**
 - a. The building is capable of change or conversion without the need for major extension or rebuilding; and**
 - b. If extension is required the scale, design and use of materials retain the existing character of the building and relate to its surroundings; and**
 - c. There is no loss of residential dwellings; and**
 - d. If a conversion or change of use of a listed building, the proposal is in accordance with CLP strategic policy 24 [Historic Environment] will apply.**

5-6

Transport

Transport

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

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

- 5.65 From 2010 – 2021, the major transport improvements that Redruth has benefited from are the upgrading of the A3047, including the new section of road through Pool to Camborne and the first phase of the Tolgus Trail (for cycles and walkers), which connects The Cornwall Gold Centre on the New Portreath Road (and Parc Erissey Industrial estate) to the Coast-to-Coast trail and then Portreath.
- 5.66 We know that the car is still the main form of transport for many residents. Figures from a 2018 Experian Survey show that 68% of residents drive to work, a further 7% are passengers in a vehicle, 13% walk, 4.5% use public transport, 4% work from home and only 1.5% cycle. Full detail is included in Appendix 3 Redruth in Numbers.
- 5.67 The Transport Local Cycling and Walking Infrastructure Plans for CPIR, (LCWIP) completed 2022. The LCWIP document sets the strategic walking and cycling route improvements for the whole CPIR area including Redruth. The LCWIP team were provided with our transport consultation work gathered through the 2020 and 2021 Issues Consultation and also The Issues Consultation Draft V8 of Redruth NDP document.

The LCWIP makes the following specific proposals for Redruth:-

- The Neighbourhood Development Plan draft policies are referenced on page 17.
 - The HSHAZ masterplan town centre improvements are included on page 34.
 - Cycling routes CO2, CO6 and CO7 are the strategic proposals for Redruth with route CO6 including proposals to complete the Tolgus Trail with the Phase 2 connection from The Gold Centre to Redruth Town Centre.
 - Walking route WO8 is the strategic walking route proposal for Redruth.
- 5.68 Camborne Pool Illogan and Redruth Green Infrastructure Strategy 2020-2030. This strategy adopted in 2021, supports inter-urban connectivity and active travel routes to the countryside and coast. This strategy identified 'Being able to move around without using a car' as the single most important ambition for this strategy – both across the urban area and further afield, particularly to the coast.
- 5.69 Cornwall Council Climate Emergency DPD has 3 policies relating to transport. These are:-
- Policy T1 – Sustainable Transport
 - Policy T2 - Parking
 - Policy T3 - Safeguarding of transport infrastructure sites and routes
- These 3 policies are summarised in Appendix 14 Summary of Policy Documents related to the Redruth NDP.

5.70 Level Crossings. There are 3 Network Rail level crossings within the NDP area. These are:-

| Name | Crossing Type | ELR | | Postcode |
|------------|--|------|--------|----------|
| Wheal Bois | Footpath Crossing | MLN4 | 308.32 | TR165AB |
| Treleigh | Footpath Crossing with Miniature Stop Lights | MLN4 | 308.76 | TR164AW |
| Trevingey | Footpath Crossing with Miniature Stop Lights | MLN4 | 310.41 | TR153AR |

Table 11 – Network Rail Level Crossings in Redruth Parish.

5.71 Network Rail has a strong policy to guide and improve its management of level crossings, which aims to; reduce risk at level crossings, reduce the number and types of level crossings, ensure

level crossings are fit for purpose, ensure Network Rail works with users / stakeholders and supports enforcement initiatives.

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

Policy Direction TR1

- 1. Proposals for new routes or to improve existing walking and cycling routes across the Redruth Neighbourhood Plan Area will be supported where they protect and enhance existing wildlife corridors and historic features.**
- 2. Proposals that affect existing walking and cycling routes will be supported where public access is maintained. Any changes to the route must be agreed and approved as part of the planning approval process. Any replacement route must offer the same or better access than the previous route.**
- 3. Proposals for sites that include any part of a disused railway line that could form part of Cornwall's walking and cycling network must deliver that part of the route (or provide an acceptable alternative route that delivers the same or greater benefits) as part of the proposal.**
- 4. Major development proposals should provide for appropriate and practical pedestrian and cycling routes that link to existing footpaths, cycle routes and/or the town centre or other key facilities.**
- 5. Any development of land which may impact the 3 Network Rail level crossings should be discussed with Network Rail, so it can either be demonstrated that they safety will not be compromised, or where safety is compromised mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission.**

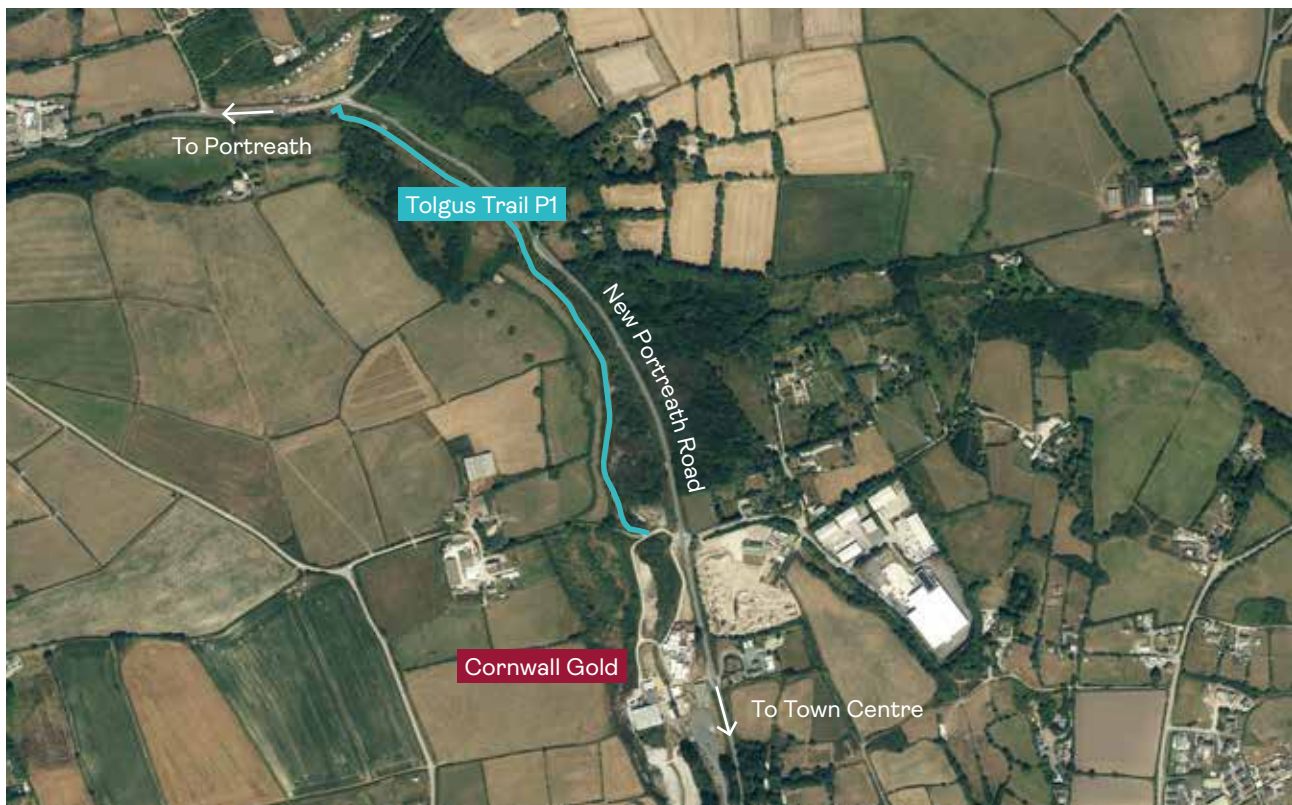
Transport

Policy TR2 – Tolgus Trail Phase 2

Objective – Support extending the Tolgus Trail route from the Gold Centre (New Portreath Road) where the phase 1 Trail starts, to Redruth Town Centre to create a safe pedestrian and cycle route to Portreath from Redruth.

Policy TR2 – Tolgus Trail Phase 2

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



Tolgus Trail.

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

Objective – To make provision for electric vehicle charging.

- Flower Pot Car Park has 2 charging points
- New Cut Car Park has 4 charging points.

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

- Tesco store car park has 2 charge points,
- Knowji also has 2 fast charge points for site visitor use (and 4 others for site tenants).

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

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



Vehicle charging points.

5-7

Green Infrastructure

Green Infrastructure

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

Objective – To improve the Green Infrastructure of Redruth Parish.

- Allotments, Community Orchards or Gardens,
- Cemeteries and Churchyards
- Natural Green Spaces

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

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

Appendix 6, Redruth Green Spaces provides a list of the Redruth Green Spaces and summary information about them.

5.74 Cornwall Council has produced and adopted the CPIR Green Spaces Strategy in July 2021. Appendix 12. Representatives of the NDP Steering group participated in workshops and reviewed the draft document. This document has referenced previous adopted policy relating to Green Infrastructure in the CPIR area. The document reviews the Urban Green Space provision with the whole CPIR area.

The space is categorised as follows in this strategy:-

- Parks and Amenity,
- Public Access Sports and Leisure,
- Other sports clubs and school facilities,
- Play,
- Youth Provision,

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

Policy Direction GI1

This plan supports the vision and objectives of the CPIR Green Infrastructure Strategy.

New development in the Redruth NDP Area should contribute to the delivery of the proposals for Redruth as set out in the Strategy as follows:

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

5-8

Health

Health

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

Objective – To support Leatside Health Centre's need to secure additional building space to provide appropriate services for the growing population.

5.75 Redruth falls within the West Integrated Care Area

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

— Clinton Road Surgery 19 Clinton Road Redruth TR15 2LL

— Manor Surgery Chapel Street, Forth Noweth Redruth TR15 1AU
Both practices were located in buildings at capacity and with accessibility issues.

5.77 In 2021, the 2 GP surgeries merged to form Leatside Health Centre. Leatside Heath Centre wishes to acquire additional operational space to be able to provide appropriate GP provision for the expanding Redruth Parish population.

| Practice | Apr 13 | Oct 14 | 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 19 | Apr 19 | Jul 19 | Oct 19 | Jan 20 |
|----------|--------|--------|--------|--------|--------|
| Clinton | 4649 | 4663 | 4678 | 4707 | 4678 |
| Manor | 11851 | 11864 | 11904 | 11925 | 11955 |
| Totals | 16,500 | 16,527 | 16,582 | 16,632 | 16,633 |
| Change | +720 | +747 | +802 | +852 | +853 |
| % change | +4.6% | +4.7% | +5% | +5.4% | +5.4% |

Table 12 – Numbers of Patients registered at a GP Practice April 2013 – January 2020 (Taken from CC's website)

- 5.78 From 2013 - 2019, patient numbers have increased by 5%. This equates to a 1% increase per annum. The figures since January 2020 are not currently available, but if this increase continues at this level, that would be a 20% in patient numbers from 2010 – 2030.
- 5.79 In 2018 there was a walk-in surgery based at Cardrew which was to be related to the community hospital at Barncoose. This closed in 2019.
- 5.80 Cornwall Local Plan site allocations DPD (adopted in November 2019) makes reference to the surgeries in the CPIR area.

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

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

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

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

Policy HE2 – Provide adequate dentist provision.

Objective – To support adequate dentist provision.

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

Policy HE2 – Provide adequate dentist provision.

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

5-9

Education

Education

Objective – Ensure that the future Education provision is appropriate for the growing population and changing needs.

5.82 The figures and plans provided by Cornwall Council indicate there is enough education provision for 9 month - 16 year olds for the Redruth Population until 2030, accounting for the projected population growth. (This includes nurseries, infant, junior and secondary schools).

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

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

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

Table 13 – Nurseries in Redruth Parish in 2022.

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

Table 14 – Specialist School in Redruth Parish.

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

Table 15 – Primary Schools in Redruth Parish in 2022.

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

Table 16– Secondary School (but no sixth form) in Redruth Parish in 2022.

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

5.85 The table shows how each of the policies contributes to the objectives of the Redruth NDP.

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

Table 17 – How the Policies link to the objectives.

REDRUTH

For questions and further
information please contact:

Redruth Town Council

Civic Centre, Alma Place,
Redruth TR15 2AT.

Telephone: 01209 210038
Email: admin@redruth-tc.gov.uk