

Appendix 9: Redruth Neighbourhood Plan 2020 – 2030 Consultation Statement May 2024

Contents Page

	Page Number
1. Introduction	2
2. Background to the Preparation of the Neighbourhood Plan	2
3. How the Neighbourhood Plan Was Prepared and the Consultation Process leading to Pre-submission	3
4. The Pre-submission Consultation & Responses	20
 Appendix 1 Steering & Working Group Meeting Dates	 21
Appendix 2 The 2021 Redruth Conversation Questionnaire (paper Copy).	23
Appendix 3 The 2020 Redruth Issues Questionnaire (paper Copy)	30
Appendix 4 – List of Statutory Consultees notified of Pre-submission Neighbourhood Plan Consultation	34
Appendix 5 – Email Used to Notify Statutory Consultees	37
Appendix 6 – Pre-submission Consultation Response Form	39
Appendix 7 – Responses Received to the Pre-submission Consultation and Responses to Comments	41
Appendix 8 – Schedule of Modifications	49

1. Introduction

- 1.1** This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Redruth Neighbourhood plan.
- 1.2** The legal basis of this consultation statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
 - explains how they were consulted;
 - summarises the main issues and concerns raised by the persons consulted; and
 - describes how these issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Development Plan.
- 1.3** The policies contained in the Redruth Neighbourhood Plan are a result of extensive engagement and consultation with the residents of Redruth Parish as well as other statutory bodies. Work has involved 2 on-line platforms, questionnaires, consultation events, drop-in events, meetings and more.

2. Background to the Preparation of the Neighbourhood Plan

- 2.1.** This Neighbourhood Development Plan is an opportunity for the Redruth Community to have a say on the future of Redruth Parish. It outlines a shared vision for our area, to shape, direct and help deliver sustainable development, by influencing local planning decisions.
- 2.2.** A steering group was formed in 2018, with representation from the Town Council and the Redruth Community. Working groups were also set up with the following themes:
- Town Centre, Tourism, Business and Economy
 - Transport
 - Housing
 - Heritage
 - Public Services
- All of the steering group & working group meetings were advertised on the Redruth Town Council website & minutes of the steering group meetings were published.
- 2.3.** These 5 working groups were brought together in 2019 to form a combined Working Group. Dates of all the meetings are provided in Appendix 1.
- 2.4.** Redruth Town Council is the qualifying body and has prepared the plan with the help of the steering group and working groups of

volunteers supported by Mel Martin, a Redruth Resident and Project Manager, Cornwall Council and both grant funding & technical support from the Government Neighbourhood Planning Initiative via Locality. Additionally, members of the NDP Steering group have also been involved with other projects and studies which have fed into this NDP. These other projects and studies are:-

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

3. How the Neighbourhood Development Plan Was Prepared and the Consultation Process leading to Pre-submission.

- 3.1.** The Redruth Neighbourhood Development plan has been prepared under the requirements of the Government's Planning Regulations and has involved considerable local community engagement to gather evidence for the content of the Redruth Neighbourhood Development Plan and inform the neighbourhood plan's direction and policies. The content of the Redruth Neighbourhood Development Plan has been generated and led by the community and shaped by the results of meetings, surveys, and drop-in events, to ensure that the Redruth Neighbourhood Development Plan reflects the aspirations of the community.
- 3.2.** The Redruth Neighbourhood Development plan area, covering the whole of Redruth Parish, was designated on 12th July 2016. The map is in the Redruth Neighbourhood Development Plan document.
- 3.3.** We have ensured to the best of our ability that the process has been:
 - **Inclusive** – Including a variety of people and groups using a variety of engagement methods.
 - **Comprehensive** – Identifying aspects of life in Redruth for which we need to plan for the future.
 - **Positive** – Bringing forward proposals to improve the quality of life in Redruth.
 - **Supported** – Where there is a need for professional support to complete the process.

3.4. Undertaking this Issues consultation has informed how policy will be formed in the Redruth Neighbourhood Plan. As well as the consultation results the Steering Group has considered the other evidence gathering and capacity to undertake the work required to evidence the policies. This consultation is presented in date order, with the most recent consultation first. During all of the consultation many topics were discussed which we consider to be outside the scope of the Redruth NDP. Some of the key topics are captured in summary form in **Appendix 10 Redruth Action Plan**. The pre-submission consultation, including responses, is detailed in section 4 of this report.

Consultation relating to the Neighbourhood Plan 2021, 2022

3.5. The Lavigne Lonsdale Town Centre Masterplan and Investment Plan. Appendix 4 of the NDP. This Spatial Vision and Investment Plan was funded by Redruth Town Council through Cornwall Council's Towns Vitality Fund (TVF) scheme and the High Street Heritage Action Zone (HSHAZ). This work has been supported by a series of specialist studies which included extensive stakeholder, community and public consultation. These are all summarised in the Vision + Investment Plan. The specialist studies which included consultation were:-

- Redruth Values: A Place Brand for Redruth - by **Hemingway Design and CT Consults** which was undertaken in 2022.
- Destination Redruth - by RIFT which was also completed in 2022.

3.6. Hemingway Design and CTConsults research methods included a public online survey which was promoted in print & on-line, consultations and conversations with stakeholders, review of material and reports and workshops including an intensive 1-Day stakeholder event on 16th March 2022. This involved a Redruth Values workshop by CTConsults in the morning, followed by the Redruth Spatial Vision and Investment workshop led by Lavigne Lonsdale.

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

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

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

- | | | |
|--|---------------|-------|
| • More green spaces, trees and commitment to biodiversity. | 300 responses | 39.1% |
| • Building an economy where businesses and consumers prioritise local suppliers & produce over chains. | 296 responses | 38.6% |
| • Encourage a strong culture of reuse and recycling | 196 responses | 25.6% |

- Sustainable approach to urban design for both new build & Refurbishments. 189 responses 24.6%

3.10. When asked what they loved about Redruth, the four most frequently used words were:- **COMMUNITY, BELONGING, HERITAGE, LOCATION** (shown in frequency order). When asked what would they change about Redruth the four most frequently used words were: -**SHOPS, EMPTYUNITS, CHOICE, CLEANUP**. When asked what three words do you associate with Redruth the four most frequently given words were:- **SCHOOL, MINING, HOME-TOWN, COMMUNITY**.

3.11. Lavingne Lonsdale - At the intensive 1-Day stakeholder event on 16th March 2022, the afternoon workshop was led by Lavingne Lonsdale on the Redruth Spatial Vision and Investment Plan.

This included an analysis of Place to understand spatially how the town functions, what works and doesn't work, what people love about Redruth and want to protect and what they want to improve. These focussed upon four main themes:

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

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

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

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

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

3.14. Lavingne Lonsdale also undertook specific business meetings with the Chamber of Commerce and Cornwall Council to understand their concerns and strengthen business communication on the many HSHAZ and TVF investments that were taking place in Redruth. The Chamber of Commerce meets monthly, but was attended by only a few business owners when we met. In order to

capture as many businesses as possible Cornwall Council drew up a detailed business survey, that was distributed in digital format. The purpose of the survey is to establish a baseline data set that will be used to monitor the ongoing economic vitality and development of Redruth town centre and inform the Vision and Investment Plan and Redruth Town Vitality Funding schemes.

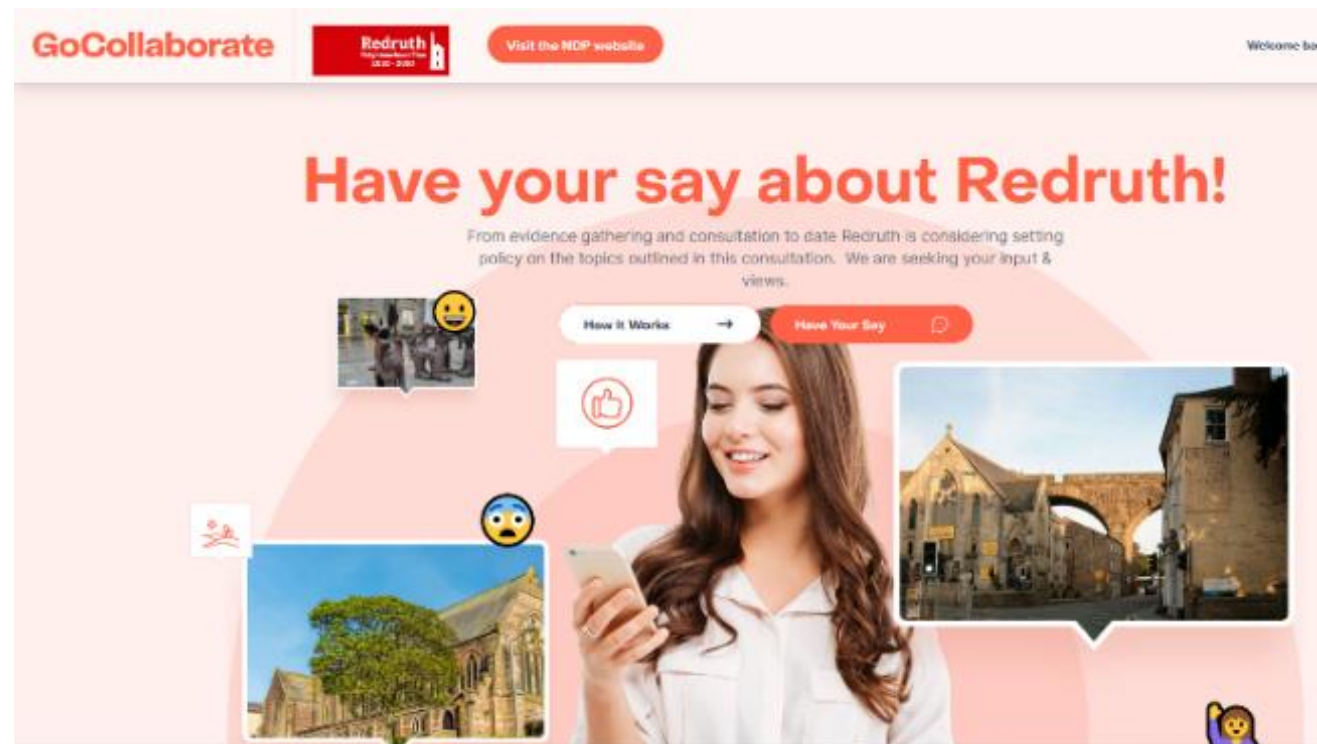
- 3.15. Key positive findings :** There are many volunteer support groups based in Redruth, providing a real sense of community. Gwealan Tops is very popular and provides outstanding free play and meals to over 100 children together with parental support which has a profoundly positive impact at a social, health and wellbeing and community support level. East End Skate park is very popular too, with the children using both venues.
- 3.16. Key negative findings:** the High Street feels antisocial and intimidating; loneliness amongst older generation with a desire for a multi-generational community gathering space/place; youths hang out in town where there are Wifi hotspots, but would much prefer a safe, green space with Wifi; lack of entertainment and places to eat out at night; poor communication of events, gatherings, lack of local notice boards. The Brewery is regarded as a priority site for redevelopment, with a desire for a large civic green space for events and festivals and work/live units.
- 3.17. Redruth Neighbourhood Plan Public Consultation 2021 (Issues - March – June 2021 Redruth Conversation)** Due to Covid, it became apparent we would need to move the focus to on-line, so we worked with a team from Falmouth University called ‘Go-Collaborate’ (<https://www.gocollaborate.co.uk/work>) to develop a bespoke on-line consultation platform which enabled working with maps & consultation materials required in order to answer the questions for the Issues Consultation. A copy of the printed questionnaire is included as Appendix 2. This consultation was promoted on-line, with posters displayed in Redruth, a media release and an email out to key stakeholders to make them aware of it.
On **29th March 21 – 30th June 21** the Go Collaborate On—line platform went live.
This on-line consultation platform was supported with the following ‘real world’ & interactive activities:-
- **1st May 21 at Redruth Market 10am -2pm**
 - **May and June in Redruth Community Centre meeting room 3.** The room was set up with a display of the support materials with paper copies of the questionnaires available. A member of the steering group was available every Tuesday and Thursday morning from 10am – noon. Only 1 person or a related group was allowed in at a time to comply with CoVID restrictions.
 - **May and June Redruth Library** had displays about Redruth Neighbourhood Plan and paper copies of the questionnaire were available to complete and return.
 - **2 team’s meetings on 11th May 21 7pm – 8pm & 26th May 21 6pm – 7pm** for the public to discuss the plan with the steering group. Attendees were encouraged to complete the questionnaire either on-line or in paper form.



The Poster

One of the displays in Redruth Library

- **Redruth Youth Council** was attended on 15th July 2021 and attendees completed paper copies of the questionnaire. Consultation was promoted on Facebook, with posters around town, business cards and displays.



The homepage of the on-line platform

Part of the Community Centre Display

The May 21 Market Stall



3.18. Results of the March – June 2021 Redruth Conversation

Respondents were asked 35 questions on draft policy proposals. 155 questionnaires were completed. A copy of the paper Questionnaire is provided as **Appendix 2**. Summary results are given here by topic, including comment on how the results were interpreted.

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

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

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

Green Infrastructure: We asked if the community supported Redruth Neighbourhood Plan working with Cornwall Council Green Infrastructure strategy for CPIR and not setting any separate policies for Redruth. 75% agreed, 5% were undecided & 19% disagreed.

There are a few specific policy questions relating to green infrastructure in other topics, but part from those, this is the proposed policy direction.

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

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

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

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

GP Provision: This consultation contained 2 questions relating to future GP provision, which were in line with consultation the surgeries were undertaking directly. Many verbal comments were made relating to concerns about adequate GP provision locally, particularly with the rising population numbers. The 2 questions were about the merger of Manor and Clinton Road surgeries to form one surgery. Members of the NP steering group had met with the GP surgeries and the PCT and understood that the only way to ensure continuity of service and adequate GP provision for the expanding population was to merge the surgeries and expand from one location. The questions were about 8 priorities for improvements going forward. The top 3 priorities from our consultation work were:

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

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

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

Transport: We asked 6 questions on transport.

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

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

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

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

Location	Number of comments
Church Lane	2
Clinton Road	2
New Portreath Road	2
Penventon Hotel	2
West end	2

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

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

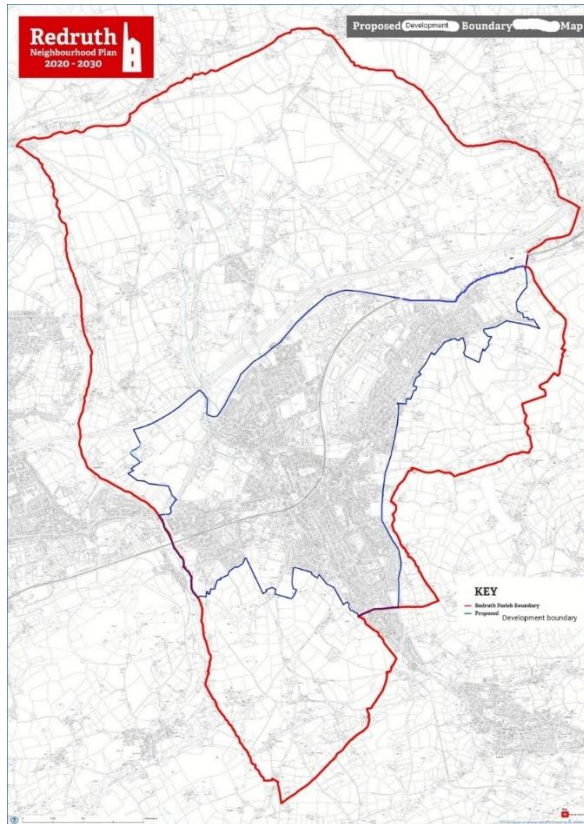
We asked if they supported prioritising providing electric vehicle charging points in Redruth. (In 2021, Redruth Parish only had 3 electric charging points). 63% respondents agreed and 29% were undecided. Although the level of support is not as high as for other policy topics, because this is the future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

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

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

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

Housing: We asked 6 questions about housing.



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

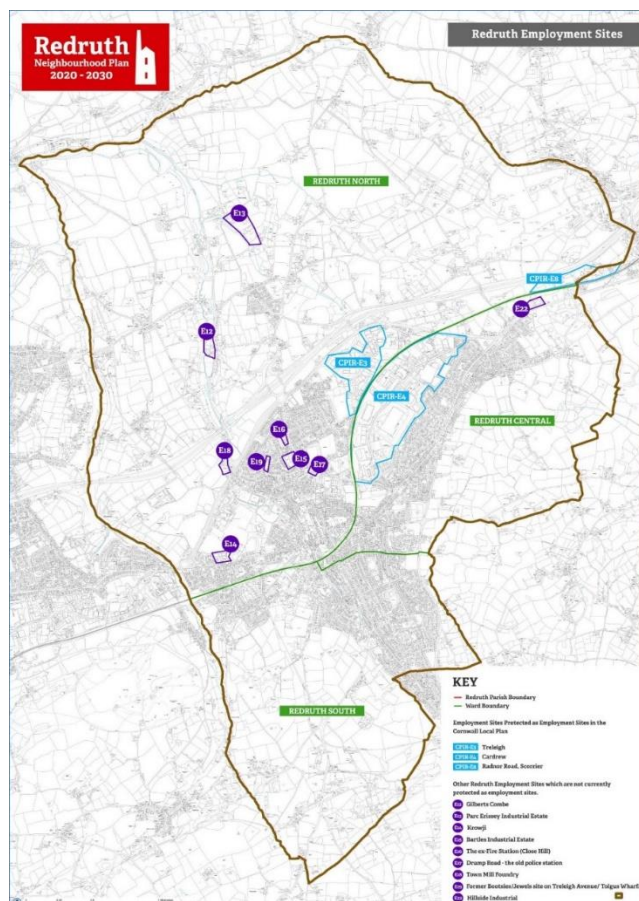
50% of respondents agreed with the proposed line, 24% disagreed and 26% were undecided. 82 comments and suggested amendments were received and subsequently reviewed by the NDP team.

10 comments related to the Urban Extension Area, 2 comments were outside the Parish, so these were not deemed actionable. 2 areas of the development boundary were proposed to be amended and will go forward for further consultation.

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

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

Respondents were asked if we should have a policy supporting HAPPI principle development for Redruth? 69% agreed, 5% disagreed and 26% were undecided. HAPPI is 'Housing our Ageing Population Panel for Innovation' which has been working on proposals since 2009. The HAPPI



principles are based on 10 key design criteria with relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs.

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

Redruth Employment Sites (outside the Town Centre Boundary)

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

The Map shows location of the Employment site in Redruth

The first of these questions asked respondents whether employment sites not mentioned in the Cornwall Local Plan (outside the Town Centre) should be protected Employment sites. 46% respondents supported this policy, 42% were undecided and 12% disagreed.

We then asked respondents about the individual employment sites & if each one should be protected as an employment sites for the next 10 years. Results are shown in table 4 below. As support for some of the sites was low, they will not be included in the policy to protect the sites. Only Parc Erissey and Krowji are proposed for inclusion in the policy.

The Table shows the results of consultation on protecting individual employment sites.

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

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

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

3.19. **Issues Consultation (January 2020 – Feb 2020)**

The Redruth Conversation was started in January 2020. The aim was to hold a series of public events and attend existing community meetings to discuss the developing Redruth Neighbourhood and refine the questionnaire and consultation materials before creating the on-line option. A copy of the questionnaire is included as Appendix 3.



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

Three advertised public events were.

Saturday 18th January 2020 at Kresen Kernow 10am -4pm in partnership with Redruth Town Council

Saturday 25th January 2020 at Kresen Kernow 10am -4pm in partnership with Redruth Town Council

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

The January 2020 promotional poster



Kresen Kernow consultation event January 2020 photos

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

3.20. Results of the January & February 2020 Redruth Conversation

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

- Removed question on bus shelters.
- Removed the taxi rank question. The taxi drivers themselves should be asked about taxi rank spaces. It is an operational issue and not an issue for the Neighbourhood Plan.
- Removed the question about vehicle speeding problems. It is a low priority to date, & will require a lot of in-depth work outside the scope of the NDP to create meaningful policy.
- Add a general question about Employment sites for protection.
- Including photographs of sites on the support materials. This would help with site ID as not everyone is great with maps.
- Explain any technical terms and implications of those terms with notes on the question itself as well as on any reference materials e.g. Town Centre Boundary, Primary Retail frontage, settlement boundary.

- No more questions on climate change issues – work with the Cornwall Council climate emergency consultation process.
- From this point forward it was also agreed to let the Redruth HSHAZ project lead on the Town Centre work for Redruth.

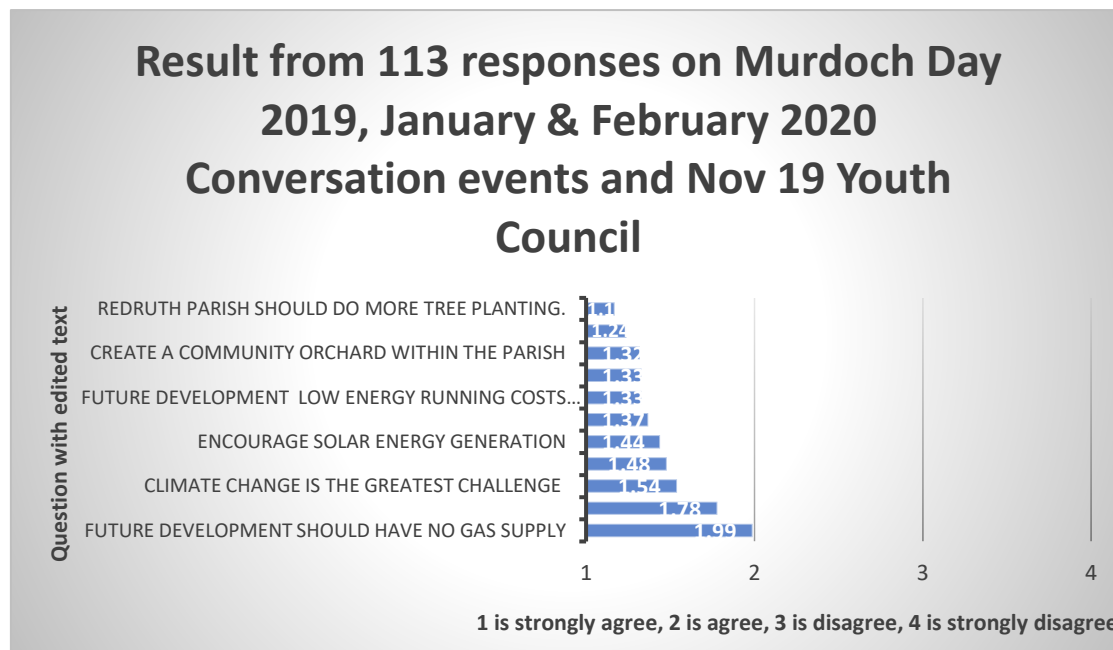
3.21. In 2020 work was also undertaken on the Brewery Masterplan through support secured through Locality NP and undertaken by AECOM. The planned ‘real-world’ stakeholder workshop on 26th March 20 had to be cancelled and was eventually replaced by 2 on-line stakeholder workshops on 16th June 20 and 24th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

3.22. Responses to Draft Cornwall Council consultations relevant to the Redruth NP 2020

- Climate Change DPD scoping consultation. The response form was submitted by email on 26th May 2020.
- Streetscape Design Code Comments. 2 pages of comments were submitted by email on 2nd March 2020.
- Draft Cornwall Design Code Comments. 2 pages of comments were submitted by email on 2nd March 2020.

3.23. In 2019, public consultation took place about climate change issues.

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



- **Murdoch Day- 15th June 2019:** Neighbourhood Plan Stand 29 on Murdoch Day. Mel and Suzanne on the stand. 65 respondents completed the questionnaire that day.

- **Redruth Land Train Day – Saturday June 1st 2019:** A long talked about trial of a land train in Redruth organised by Redruth Revival project. Redruth NP volunteered on the day to help with community consultation on the day.

- These Climate change questions were also asked at Redruth Conversation Events in January and February 2020.

Table showing the Results of Redruth Neighbourhood Plan Climate Change consultation in 2019 & 2020

- 113 questionnaires were completed. All the climate change questions were supported. The table is ordered to show strongest supported issue first.

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

3.24. Other 2019 Public Consultation on Issues for the Redruth Neighbourhood Development Plan.

In 2019 There were meetings with Redruth Youth Council, Redruth Chamber of Commerce, meetings with Redruth School, health providers, education services and site meetings at Trengweath, the Brewery & the London Inn in addition to working group meetings. All of this was gathering evidence for the plan & dates are given below:

- **Meetings with Redruth Youth Council:** Thursday 17th October 2019 4pm-5.30pm & Thursday 19th December 2019 4pm – 5pm.
- **Meeting Redruth Chamber:** Thursday 6th June, Thursday 19th September & Thursday 3rd October all from 6pm at Redruth Town Council.

During all of the consultation many topics were discussed which we consider to be outside the scope of the Redruth NDP. Some of the key topics are captured in summary form in **Appendix 10 Redruth Action Plan.**

- **Brownfield Site Meetings 2019** (Evidence gathering & communication)
 - **33-34 Fore Street TR15.** Organised through CC with site reps **from noon till 1.30pm 4th June 2019.**
 - **Trengweath TR15- 4 – 5.30pm Tuesday 18th June.** Organised through CC with Homes England to discuss future use of the site & **3pm -5pm on 27th August 2019** with Extra Care team.
 - **Kresen Kernow (Part of Brewery Site)** – Tuesday 23rd April 10.30-12.30pm Project meeting
 - **Redruth Youth Centre** – Wednesday 22nd May 4pm -6pm. Task and finish group discussing the future of this building.
 - **CPIR Town Centre Place Shaping**– Tuesday 30th April 2019 4pm – 5.30pm & Tuesday 16th July 2019 4pm – 5.30pm & Tuesday 17th September 4pm – 6pm & Wednesday 25th September 4.45pm – 6pm.
 - **HSHAZ Project Meeting** with Historic England on Wednesday 23rd October.
- **Health Meetings 2019 - 2021** (Evidence gathering & communication)
 - **GP's meeting 20th April 2021 6pm – 7pm (on-line)**
 - **Primary Care Network (PCN) Meeting** – Thursday 11th July 2019 with Rachel Murray. Notes of the meeting are available. PCN conference call on Wednesday 18th September 2019 from 3.30pm.
 - **Manor Surgery Meeting** – Tuesday 23rd July 2019 with John Leach (business manager)
 - **Clinton Road Surgery Meeting** – Friday 26th July 2019 with Caroline Pugh (business manager) and Debbie Bugg (senior partner).

- **Cornwall Council Property** -Tuesday 17th September 2019 2pm – 3.30pm with Elected members discussing future GP provision in Redruth.
- **Housing Meetings 2019**
 - **Murdoch and Trevithick**:-Thursday 9th May 2pm – 3pm – member briefing and public consultation on proposal for 52 affordable dwellings (26 rent/26 shared ownership). **Application PA19/04444**. This site secured planning permission in September 2019.
 - **Tolgus** – Monday 23rd September from 7pm at RTC offices with members of the community group and the development representatives. Meeting requested by the local Councillor.
- **Education Meetings**
 - **Cornwall Council Education and Early Years Officers** Helen Peerless, (Policy and Organisation Manager Cornwall Council Education and Early Years) & **Paul Renowden** (Education Capital Strategy Officer, Cornwall Council, Education Access and Sufficiency Team, Education and Early Years) to discuss Education provision for next 10 years. Meeting notes are available.
 - **Redruth School** – Monday 21st October 2019 at 10am. Met with Craig Salamone (School Bursar) to discuss figures and next 10 years.
- **Sustainability & Town Centre meetings (To help guide the NP)**
 - **Cornwall New Energy Annual Conference and Trade Fair** – Wednesday 2nd October 2019 8.45am – 2pm in St Austell Conference Centre.
 - **Chacewater Renewable Energy Fair and Electric Vehicle Day** – Saturday 27th July 2019 from 11am – 5pm.
 - **Bill Grimsey (the Vanishing High Street) presentation** – Friday 10th May 2019 10am – noon at New County Hall – Truro.
 - **Climate Change and Neighbourhood Planning** – Saturday 9th March 2019 at Tremough Campus.

3.25. In 2017 the PFA Residents Survey took place.

488 interviews & questionnaires. Focus groups were also held. More females to males responded (59% vs 51%) & there is a 95% confidence level i.e. (+/- 4.7%).

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

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

- Recognising the town centre as a “jewel in the crown” and its potential as a viable commercial centre.

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

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

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

- Supporting infrastructure and services – ensure significant volumes of new build is matched by investment in infrastructure and public services (schools, healthcare, travel).

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

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

4. The Regulation 14 Consultation on the draft Redruth NDP took place from 25th November 23 – 5th February 24.

- 4.1. On 17th October 2023 the formal pre-submission draft V13 Redruth Neighbourhood Development Plan was approved for publication by the Redruth Town Council. The document and all the appendices were on the neighbourhood plan page of the Redruth Town Council website and on the bespoke on-line consultation platform. A statutory consultation period of 6 weeks was initiated on 25th November 2023. The consultation ended on 5th February 2024. It ran for 8 weeks in total. All the statutory Regulation 14 consultees, as advised by Cornwall Council were consulted. The full list of bodies consulted is shown in Appendix 4 and the email used to notify them is included in Appendix 5.
- 4.2. The consultation was launched with a staffed Market stall at the Christmas Lights Switch on event in town on 25th November 2023. The Go-Collaborate on-line platform was live from that date until 5th February 2024 and was promoted on Facebook and Instagram, with social media reach over 4,500 for some advertising supported posts. The A3 summary leaflet with the questions is shown in Appendix 6 and was distributed to Redruth Parish households from November 23 – January 24. Displays of the NDP and copies of the A3 paper leaflets were in Redruth Library and Community Centre from December 23 until 5th February 2024. 6 Drop-in sessions were held in Redruth Community Centre 1pm – 4pm from 8th – 13th January 24. Posters were displayed in notice boards and town centre businesses. Town Centre, Parc Erissey & Krowji businesses were visited during January 2024 and Trewirgie Infants school had sessions with 3 classes on 1st February 24.
- 4.3. A total of 78 organisations were emailed, with 19 organisations responding. 888 visited the Go-Collaborate on-line platform, but only 53 completed the consultation on-line & 45 completed paper copies of the consultation, so 98 members of the public in total. The responses received from the public to the Pre-submission consultation and responses to comments are shown in Appendix 7.
- 4.4. Appendix 8, schedule of modifications details the comments received from statutory consultees and other organisations and outlines how the V13 pre-submission draft of the Redruth NDP has been changed to create this V14 final draft of the document, ready for submission to Cornwall Council.

Appendix 1 STEERING & WORKING GROUP MEETINGS

Steering Group Membership

Chair	Cllr Barbara Ellenbroek
Treasurer	Peter Bennett (Town Clerk) Peter retired in December 23
Secretary	Hunt / Julia Pascoe (left in 2000)/ Claire Coomber
Project Manager	Imelda Martin (Resident)
Champion - Transport	Cllr Stephen Barnes
Champion – Public Services	Cllr Alison Biscoe
Champion - Housing	Cllr Henry Biscoe
Champion – Transport & Public Services	Cllr Colin Garrick
Champion – Town Centre & Sustainability	Cllr Deborah Reeve
Champion - Housing	Suzanne Channon (Resident)
Champion – Public Services	Annie Haslam (Resident)
Champion – Non town centre business.	Manny Hernandez (Chair of Chamber of Commerce)
Champion - Youth	Cllr Matthew Brown
Champion - Housing	Weston (Coastline Housing)
Champion - Heritage	Robert Jobson (Resident)

Steering Group Meetings (Constituted group) All meetings in RTC Chamber with agenda & notes on website.

20 th February 2024 at 6.30pm	6 th January 2020 at 6.30pm
17 th October 2023 at 6.30pm	29 th October 2019 at 6.30pm
15 th August 2023 at 6.30pm	16 th September 2019 at 6.30pm
5 th September 2022 at 6.30pm	22 nd July 2019 at 6pm
19 th October 2021 at 6.30pm	17 th June 2019 at 6.30pm
16 th August 2021 at 6.30pm	15 th April 2019 at 6.30pm
27 th April 2021 at 6.30pm	18 th March 2019 at 6.30pm
22 nd March 2021 at 6.30pm	18 th February 2019 at 6.30pm
12 th January 2021 at 6.30pm	15 th October 2018 at 6.30pm
14 th December 2020 at 6.30pm	18 th June 2018 at 6.30pm
20 th October 2020 at 6.30pm	22 nd May 2018 at 6.30pm
13 th July 2020 at 6.30pm (via Teams)	24 th April 2018 at 6.30pm
17 th February 2020 at 6.30pm	19 th March 2018 at 6.30pm

Working Groups. All meetings were advertised on the Neighbourhood Plan website page and open to the public. Agenda sent out in advance to everyone who had provided email details. Notes of meetings produced and published.

At Steering group on 15th April 2019 it was agreed to combine the working groups to bring the work together into a combined working group.

Combined Working Group

1st November 2022 6pm – 8pm in the Chamber
27th July 2020 at 5pm – 6.15pm in the Chamber
21st October 2019 at 6.30pm in the Chamber
22nd July 2019 at 6.30pm in the Chamber
8th May 2019 at 5.30pm in the Chamber

Town Centre, Tourism, Business and Economy WG meeting dates

Monday 1st April 2019 at 5.30pm in the Chamber
Monday 22nd October 2018 at 5.30pm in the Chamber
17th September 2018 in the Chamber
14th May 2018 at 5.30pm in the Chamber
10th April 2018 at 5.30pm in the Chamber
5th March 2018 at 5.30pm in the Chamber
12th February 2018 at 5.30pm in the Chamber

Transport WG meeting dates

Monday 11th February 2019 at 6.15pm in the Chamber
Monday 14th January 2019 at 6.30pm in the Chamber
Monday 12th November 2018 at 6.30pm in the Chamber
Monday 1st October at 5.30pm in the Chamber)

Housing WG meeting dates

Wednesday 23rd January 2019 @ 5.30pm in the Chamber
Wednesday 28th November 2018 at 5.30pm in the Chamber
Wednesday 24th October 2018 at 5pm in the Chamber
5th September 2018 at 5pm in the Chamber
20th June 2018 at 5pm in the Chamber
30th May 2018 at 5pm in the Chamber

15th May 2018 at 5.30pm in the Chamber
23rd April 2018 at 5.30pm in the Chamber

Heritage WG meeting dates

Tuesday 10th April 2019 – 5.30pm
Tuesday 15th January 2019 – 5.30pm
Tuesday 6th November 2018 at 5.30pm
Tuesday 2nd October at 5.30pm
Tuesday 18th September 2018 5.30pm
Tuesday 26th June 2018 5.30pm
Tuesday 12th June 2018 5.30pm
Tuesday 29th May 2018 5.30pm
Tuesday 8th May 2018 5.30pm
Tuesday 17th April 2018 5.30pm
Tuesday 3rd April 2018 5.30pm
Tuesday 20th March 2018 5.30pm
Tuesday 6th March 2018 6.00pm
Tuesday 20th February 2018 5.30pm
Tuesday 6th February 2018

Public Services WG meeting dates

Tuesday 3rd April 2019 in the Chamber
Tuesday 30th January 2019 (postponed)
Tuesday 13th November 2018 at 5.30pm in the Chamber
Tuesday 25th September 2018 at 5.30pm in the Chamber
Tuesday 5th June 2018 at 5.30pm in the Chamber
Tuesday 1st May 2018 at 5.30pm in the Chamber
Tuesday 16th April 2018 at 5.30pm in the Chamber

Appendix 2 The 2021 Redruth Conversation Questionnaire (paper copy).



Complete on-line at <https://app.gocollaborate.co.uk/cornwall/redruth>.

Just 35 questions and a few minutes of your time

Redruth Neighbourhood Plan Issues Consultation Questionnaire		Question response options			
General Policy Proposals: Five questions seeking your views on the proposed Vision, the proposed Strapline, Climate change policy and design code policy for the Neighbourhood Plan. We are also asking about working with the emerging CPIR Green Infrastructure Strategy, rather than setting separate policy for this.					
Q No	<i>Please tick one box per question and add any comments. Guidance is in italics.</i>	Agree	Disagree	Undecided	Comments
Gnp 1	Vision: The proposed Vision for Redruth for the next 10 years is:- “To put the heart back into Redruth and make the place ‘a real market town for the 21st century which is relevant and connected to the wider community served” . Do you agree with this vision?				
Gnp 2	Strapline: Redruth already uses the strapline ‘Heart of Cornish Mining’ . It is proposed Redruth continues to use this strapline. Do you agree with using this strapline? <i>Explanation Note: This is the current strapline set with the Redruth Action Plan Project (RAPP) in 2010.</i>				
Gnp 3	Climate Change policy: is currently being developed by Cornwall Council through the Climate Change Development Planning Document (DPD). No separate climate change policies are planned for Redruth Neighbourhood Plan. Do you agree with this approach to climate change policy? <i>Explanation Note: Redruth Neighbourhood Plan has responded to the consultations on this policy document to date.</i>				
Gnp 4	Design Code policy: Existing Cornwall Council Design Code guidance for Redruth is felt to be adequate. Therefore, no separate design code document will be produced as part of the Redruth Neighbourhood Plan. Do you agree with this approach to design code policy? <i>Explanation Note: Existing Cornwall Council Design Guidance which applies to Redruth includes The Cornwall Design Guide, The Streetscape Design Guide, Historical Character Design Guidance is given in the Redruth Cornwall Industrial Settlements Initiative (CISI), Redruth Cornwall and Scilly Urban Survey (CSUS), WHS Management Plan, Redruth Town Centre Conservation Area Management Plan and Plain-an-Gwarry Conservation Management Plan.</i>				
Gnp 5	Green Infrastructure Strategy: Cornwall Council is consulting on a Green Infrastructure Strategy for the whole Camborne Pool, Illogan and Redruth (CPIR) area in Spring 2021. Redruth Neighbourhood Plan supports the creation of this strategy. Do you agree with this approach to Green Infrastructure? <i>Explanation Note: The consultation for this started on 10th February and ran until March 23rd. You will find it on https://letstalk.cornwall.gov.uk</i>				

Heritage: Heritage and History was chosen as one of the top priorities, based on the Community Survey done by PFA Research in March 2017. This is the time when we gather more information on how the History and Heritage should preserved with the aim to set up specific policies within our Neighbourhood Plan. This includes your views on: Local Historic Assets, Green Spaces and Historic Pathways in Redruth Parish.					
Q No	<i>Please tick one box per question and add any comments. Guidance is in italics</i>	Agree	Disagree	Undecided	Comments
Her 1	Should Redruth have a policy to Safeguard and conserve the historic environment and heritage assets? <i>Explanation Note: The Redruth Parish Historic Environmental Catalogue shows the full list of green spaces, local assets and listed buildings for your information. The map shows World Heritage Sites and Conservation areas in Redruth Parish.</i>				
Her 2	Should Redruth have a policy to ensure that building works and new developments are sympathetic to Redruth's history?				
Her 3	Should Redruth have a policy to safeguard and enhance green spaces within the town Development boundary? <i>Explanation Note: Review the draft list of the green spaces considered to warrant protection. Please refer to the development map for the proposed town development boundary.</i>				
Her 4	Should Redruth have a policy to Safeguard and enhance historic and established pathways linking townscape and rural landscapes? <i>Explanation Note: The map is showing all the public rights of way that link townscape and rural landscape for your information.</i>				
Her 5	Please review the Local Assets for Protection. This is the draft list of Local assets considered to warrant protection. Do you agree with this list? Suggest any additions or removals. <i>Explanation Note: Assets with Listed building status are already protected through National Policies. This is an opportunity to identify local historic assets not nationally recognised.</i>				
Tourism & Public Services Four questions seeking your views on health and education provision for Redruth and the impact of connecting Mineral Tramway routes to our Town Centre on the tourism offer.					
Q No		Agree	Disagree	Undecided	Comments

Pst 1	Do you agree that connecting Redruth Town Centre to the surrounding existing mineral tramways routes (e.g. Great Flat Lode, Coast to Coast Trail) would improve the tourism offer and make the trails more accessible to residents?				
Pst 2	Education: Do you agree that there is enough nursery, infant, junior and secondary school spaces for Redruth residents aged 9 months – 16 years old? <u>Explanation Note:</u> The figures & plans indicate there is enough education provision for 9 month's- 16 years old's for the Redruth Population till 2030. (This includes Nurseries, infant, junior and secondary schools).				
Pst 3	Redruth GP services: Manor and Clinton surgeries are planning to merge. As they plan the merger, they want to hear what patients want to make sure they maintain and improve. Please tick the three things YOU think they should prioritise: <u>Explanation Noted:</u> Manor and Clinton Road surgeries have been working together over the last year and have recently told local people that they would like to formally merge the practices and work together from the Manor Surgery site plus additional adjacent space. The practices are keen to hear the views of local people about these changes and have asked the Neighbourhood Plan to include two questions in this survey. Manor and Clinton Road surgeries would like to thank their patients for their support over the last year when our doctors and staff have had to work differently due to covid-19 restrictions. Working together has helped us to provide good care to local people.	Options for improvement			Tick 3 only
		A Continuity of care/being able to get an appointment with the same doctor particularly if I have long term or serious health problems.			
		B Knowing that the surgery is well run and provides high quality safe care to patients.			
		C Being able to get help quickly when I need it either through a telephone consultation or face to face appointment if required.			
		D Making it easier to contact the surgery on the telephone or on-line and getting a timely response			
		E Making it easier to get test results or repeat prescriptions			
		F Being able to make appointments with a practice nurse or for blood tests at a time that is convenient to me			
		G Offering more ways to access services reducing the need to come to the surgery in person – eg online consultations, telephone and video consultations, sending my prescription electronically to the pharmacy of my choice.			
Public Services (continued)					
Pst 4		Options for improvement			Tick 3 only

	<p>Redruth GP services: Once Manor and Clinton surgeries have merged they want to develop more and improved services for their patients. To help set priorities could you please tick the three improvements YOU feel will be most important for people living in Redruth:</p> <p><u>Explanation Note:</u> Manor and Clinton Road surgeries have been working together over the last year and have recently told local people that they would like to formally merge the practices and work together from the Manor Surgery site plus additional adjacent space. The practices are keen to hear the views of local people about these changes and have asked the Neighbourhood Plan to include 2 questions in this survey.</p> <p>Manor and Clinton Road surgeries would like to thank their patients for their support over the last year when our doctors and staff have had to work differently due to covid-19 restrictions. Working together has helped us to provide good care to local people.</p>				A More support to improve my lifestyle eg practical help and advice on exercise and diet, smoking cessation, coping with stress etc	
					B More integrated (joined-up) services so that people with long term or complex health problems are being treated by a team that work closely together to provide personalised care	
					C Improved services for children and young people	
					D Improved services for older people	
					E More locally provided specialist or out-patient services to reduce the need to travel to the Royal Cornwall Hospital	
					F Improved primary care mental health services including counselling and psychological therapy	
					G Better links with voluntary and other organisations that can help with problems that may be causing ill health such as debt, housing, unemployment, addictions etc	
					H Better links with other local health and care services including the community health teams, local hospital and pharmacies	

Transport:

Five questions seeking your views on transport priorities for the next 10 years?'. Including questions about: cycling, walking routes, electric vehicle charging points and the future plans for Fairmeadow car park.

Q No		Agree	Disagree	Undecided	Comments
T 1	It is proposed that improving cycling and walking routes should be the transport priority for the next 10 years for Redruth, rather than road improvements. Do you agree?				
T 2	<p>Please identify any areas of pavement and cycleway that if improved would increase <u>YOUR</u> likelihood of walking & cycling, rather than using the car.</p> <p><u>Explanation Note:</u> This project is called Revealing Redruth Routes.</p>				

T 3	<p>Extending the Tolgus Trail route to Redruth Town Centre would encourage and enable both residents and tourists to travel to and from Portreath without a car. Do you agree this as a priority for the next 10 years?</p> <p><i>Explanation Note: Phase 1 is currently being built from Gold Centre to Coast to Coast Trail. Phase 2 has a feasibility ongoing to find a route from Gold Centre to the town Centre. This has been commissioned by Cornwall Council.</i></p>				
T 4	<p>Electric vehicle charging points – Should providing more public electric vehicle charging points in Redruth be prioritised?</p> <p><i>Explanation Note: Redruth Parish only has two electric vehicle charge point locations currently. Tesco store car park has 2 charge points and Krowji also has 2 fast charge points for site visitor use (and 4 others for site tenants). Flower Pot Car Park is also planned to have 2 charging points installed in 2021.</i></p>				
T 5	<p>Fairmeadow Car Park should be retained as a car park either in full or in part and not allocated as a Retail Development site. The Development site allocation should be reviewed. What do you think?</p> <p><i>Explanation Note: Fairmeadow Car Park is allocated as a Retail Development site in the Cornwall Local Plan. The Neighbourhood Plan team feel it should be retained as a car park, at least in part, due to the proposed Buttermarket redevelopment & it being the only car park on the south of Redruth. The Retail Development site allocation should be reviewed, and other uses considered.</i></p>				

Housing & Employment Sites:

Housing: Redruth Neighbourhood Plan team had a Housing Needs Assessment completed for Redruth Parish in 2019. The Housing Needs figure for Redruth for 2010- 2030 is calculated at 1960 dwellings. 922 dwellings have been built from 2010 – 2020, leaving at target of 1,038 to be built. The Assessment also made recommendations on affordable housing, specialist housing and housing with care. 334 units of Housing with Care for the elderly & 305 units of Specialist housing for disability or health related challenge are advised. There are some questions relating to these recommendations in this section for consideration.

Employment Sites in Redruth (outside the town centre) & Homeworking: Seeking your views on whether employment sites not mentioned in the Cornwall Local Plan should be protected and on Homeworking policies. Cardrew (CPIR-E4), Treleigh (CPIR-E3) & Radnor Road, Scorrier (CPIR-E8) are the only employment sites protected as employment site in the Cornwall Local Plan.

Q No		Agree	Disagree	Undecided	Comments
HE 1	<p>Do you agree with the Development boundary line proposed? If you agree, please miss question HE 1A below.</p> <p><i>Explanation Note: The Development Boundary of a town indicates where development will be permitted within the boundary and resists development outside. Redruth does not currently have a publicly agreed Development Boundary.</i></p>				

HE1a	<p>If you think Development boundary should be adjusted, please specify the change you consider is needed.</p> <p><i>Explanation Note: Only answer if you did not agree with question HE 1.</i></p>					
HE 2	<p>Do you think North Country should be included within the Development Boundary line?</p> <p><i>Explanation note: North Country is currently classified as a rural site, so only affordable housing is permitted. If North Country is brought within the development boundary, market housing would also be permitted.</i></p>		Agree	Disagree	Undecided	Comments
HE 3	<p>Parking – should we have a policy recommending that all new development outside the town centre, provides more off-street parking than the Cornwall Standards?</p> <p><i>Explanation note: Please refer to the Cornwall Parking Standards sheet provided.</i></p>					
HE 4	<p>Please identify any residential streets in Redruth which YOU consider has an existing parking problem, which in your opinion creates safety issues.</p>					
HE 5	<p>Existing gardens. Should we have a policy that prevents existing gardens in existing Redruth housing being developed into new properties?</p>					
HE 6	<p>Do you support HAPPI principle development for Redruth? HAPPI is ‘Housing our Ageing Population Panel for Innovation’ which has been working on proposals since 2009.</p> <p><i>Explanation Note: The HAPPI principles are based on 10 key design criteria. Many are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home, and be able to adapt over time to meet changing needs.</i></p>					
HE 7	<p>Self – build housing – Should we have a policy to encourage self-build housing in Redruth?</p>					
HE 8	<p>Employment sites not mentioned in the Cornwall Local Plan (outside the town centre) are not protected as employment sites. Do you think other sites in Redruth should be protected as employment sites? <i>If YOU DISAGREE, go to question HE10.</i></p> <p><i>Explanation Note: If sites are not protected as employment sites & come forward for development in the next 10 years they could be developed for other uses (ie not employment). (Currently only Cardrew (CPIR-E4), Treleigh (CPIR-E3) & Radnor Road, Scorrier (CPIR-E8) are protected as employment sites in the Cornwall Local Plan).</i></p>					
HE 9	<p>Which other Redruth employment sites do you think should be protected as employment sites for the next 10 years?</p>	Site Name			Yes Protect	Comment
		E12 – Gilberts Combe				
		E13 – Parc Erissey Industrial Estate				

	Explanation Note <i>Please tick any of these sites you feel should be protected as employment sites. Refer to map for locations and the document for site photos and descriptions.</i>	E14 - Krowji			
		E16 – The ex-fire Station – Close Hill			
		E17 – Drump Road – the ex-Police Station			
		E18 – Town Mill Foundry			
		E19 – Former Bootsies/ Jewels site on Treleigh Avenue			
		E22 – Hillside Industrial			
HE10	Homeworking: Is improved BROADBAND performance the most important issue for a better homeworking productivity for you?				
HE11	Homeworking: Is there anything else the Neighbourhood Plan could consider to improve homeworking productivity? <i>Explanation note: Shared working space provision is one suggestion.</i>				

Some information about you

Questionnaire Number: _____ (OFFICE USE ONLY)

Q31: Do you live in Redruth Parish? ☐ Yes ☐ No If no – please state why you have completed the questionnaire (eg Statutory consultee)

Q32: Do you work in Redruth Parish? ☐ Yes ☐ No

Q33: Your age ☐ Under 18 ☐ 18 – 40 ☐ 41 - 65 ☐ Over 65

Q34: Would you like to be added to an email mailing list to advise you of future rounds of consultation for Redruth Neighbourhood plan? ☐ Yes ☐ No

Q35: Please provide your email address. It will only be used for mailings about future Redruth Neighbourhood Plan consultation opportunities
Email address: _____

Thank you for your time.

Return your completed paper questionnaire to either Redruth Library or Redruth Community Centre. Redruth Community Centre is open Tuesdays & Thursdays (10am – noon) in May with printed copies of reference materials.

This questionnaire can also be done one line at <https://app.gocollaborate.co.uk/cornwall/redruth>. All of the reference materials are available on this on-line platform.

Results will be published in June on the Redruth Town Council dedicated website page.

For further information on the Redruth Neighbourhood plan please visit http://www.redruth-tc.gov.uk/Neighbourhood_Plan_3279.aspx and follow our Facebook page FB: REDRUTH NEIGHBOURHOOD PLAN.

Appendix 3 The 2020 Redruth Issues Questionnaire (paper Copy)

Redruth Neighbourhood Plan

The Redruth Conversation Questionnaire (The issues conversation with Residents)

FINAL

Just take a few minutes to give us your views on the following questions by ticking the box and adding any comments.

If you don't have an opinion on the question, just miss it out. We are testing the questionnaire, so make a comment if the question could be simplified.

Climate changes issues the Neighbourhood Plan could consider. <i>Climate changes issues do not really feature in the Cornwall Local Plan. They are being considered in an emerging Development Planning Document (DPD). We want to know how important these issues are too you.</i>		Strongly Agree 1	Agree 2	Disagree 3	Strongly Disagree 4	Comments
Q1	Climate Change is the greatest challenge facing society today?					
Q2	Redruth Parish should, where practicable, encourage the use of wind turbines.					
Q3	Redruth Parish should, where practicable, encourage solar energy generation					
Q4	Provision should be made for electric vehicle charging points for bikes & cars					
Q5	Redruth Parish should do more tree planting.					
Q6	Redruth Parish should create a community orchard within the parish					
Q7	Redruth Parish should protect & develop our 'green corridors'.					
Q8	Redruth Parish should, where practicable, encourage other non-fossil fuel methods of energy generation.					
Heritage <i>The March 2017 PFA Community Survey asked, 'If we should preserve one thing about Redruth for our children's future what it would be?' The highest number of respondents chose 'Heritage/history' We are currently working on the evidence base for Redruth Heritage assets. We will publish it during 'The Redruth Conversation'.</i>						
Q9	Should Redruth have a policy to Safeguard and conserve the historic environment and heritage assets?					
Q10	Should Redruth have a policy to ensure that building works and new developments are sympathetic to Redruth's history?					

Redruth Town Centre <i>The March 2017 PFA Community Survey clearly showed that residents wanted 'Recognising the town centre as a "jewel in the crown" and its potential as a viable commercial centre', reflected in Redruth's future.</i> <i>A recent national survey shows that 70% of people judge a town by its town centre only. Redruth Neighbourhood Plan team have applied for and secured Masterplan Assistance from Locality to discuss the rest of the ex-Brewery site & Town Centre. This will be a future part of the Redruth Conversation.</i>		Strongly Agree 1	Agree 2	Disagree 3	Strongly Disagree 4	Comments
Q11	Town Centre Boundary. No change is proposed. <i>See the Town Centre map to view the Town Centre Boundary (red line).</i>					
Q12	Primary Retail Frontage. We propose the Primary Retail Frontage area should allow other commercial uses including leisure and service uses. <i>See the Town Centre map to view the Primary Retail Frontage (blue line)</i>					
Q13	Primary Retail Frontage (or Commercial Frontage – see Q12). Suggest any changes or extensions to this existing line. <i>See the Town Centre map to view the Primary Retail Frontage (blue line)</i>					
Q14	Upper Floors and the rear of Town Centre buildings should be encouraged to develop into appropriate housing.					
Q15	How the Town Centre works in the evening, is important. This should be considered, as well as daytime use.					
Q16	Fairmeadow Car Park is allocated as a Development site in the Cornwall Local Plan. The Neighbourhood Plan team feel it should be retained as a car park. What do you think?					
Q17	Improving Opeway connections in the town centre is considered important to improving Redruth Town Centre.					
Q18	Opeways. There are 8 Opeways in lower Fore Street. List your top 3 for improvement. <i>See the town centre map & the Opeway list for further information,</i>					
Employment Sites in Redruth (outside the town centre) Treleigh, Cardrew and Radnor Road Scorrier, are the only employment sites protected as employment site in the Cornwall Local Plan.		Strongly Agree 1	Agree 2	Disagree 3	Strongly Disagree 4	Comments
Q19	Treleigh and Cardrew employment sites should be for B1 (office), B2 (General Industrial) & B8 (Storage or distribution) planning uses. There are currently several businesses located there which are outside these planning uses. In future, if businesses are appropriate to the town centre should they be encouraged to locate there?					
Q19	Employment sites not mentioned in the Cornwall Local Plan are not protected as employment sites. They are E12-Gilberts Combe, 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 Wharfa, E22 Hillside Industrial	<i>Please write the number for any of these sites you feel should be protected as employment sites. Refer to map for locations.</i>				

Tourism & Public Services <i>Additional questions will be included in this section in future parts of the Redruth Conversation.</i>		Strongly Agree 1	Agree 2	Disagree 3	Strongly Disagree 4	Comments
Q20	Connecting Redruth Town Centre to the surrounding existing mineral tramways routes (e.g. Great Flat Lode, Coast to Coast Trail) would improve the tourism offer and make the trails more accessible to residents. <i>See Green Spaces map for the existing trail routes.</i>					
Q21	Extending the Tolgus Trail route to Redruth Town Centre would encourage and enable both residents and tourists to travel to and from Portreath without a car. <i>See Green Spaces map for the existing Tolgus Trail route.</i>					
Q22	The signage for the mineral tramways routes needs to be improved. It is suggested the signs are colour coded so the signs directly relate to the trail maps.					
Q23	We should safeguard and enhance green spaces within the town settlement boundary. <i>See the Housing map for the proposed town settlement boundary.</i>					
Q24	Naming our green spaces would make it easier to identify them and discuss them going forward. <i>Please look at the Green spaces map and reference materials and input to this.</i>	<i>Please look at the Green spaces map and reference materials and input to this.</i>				

Transport		Strongly Agree 1	Agree 2	Disagree 3	Strongly Disagree 4	Comments
Q25	Electric vehicle charging points – Redruth Parish doesn't currently have any public electric vehicle charging points. Providing some should be prioritised?					
Q26	Redruth needs more Taxi Rank Spaces. Possible locations are Alma Place, near the Red Lion, New Cut car park, Tesco car park, and Iceland car park.					
Q27	Footpath from Redruth to Portreath – If we had a clearly marked, hard core surface path suitable for wheelchairs, more people would either walk or cycle to Portreath.					
Q28	Redruth Neighbourhood plan should look to identify vehicle speeding problem areas with the community and discuss possible solutions?					
Q29	If there were more bus shelters provided, people would be more likely to use buses to travel.					

	Housing Redruth Neighbourhood Plan team have applied for and secured A Housing Needs Assessment from Locality. The final report is due shortly. The findings will be discussed in a future part of the Redruth Conversation.	Strongly Agree 1	Agree 2	Disagree 3	Strongly Disagree 4	Comments
Q30	The Settlement Boundary of a town indicates where development will be permitted within the boundary and resists development outside . Redruth does not currently have a publicly agreed Settlement Boundary. Do you agree with the Settlement boundary line proposed? <i>Please look at the proposed line on the housing map.</i>					
Q31	Parking – should we have a policy recommending that all new development outside the town centre, provides more off-street parking than the Cornwall Standards? <i>Please refer to the Cornwall Parking Standards sheet provided on the housing table.</i>					
Q32	Existing gardens being developed into new properties. Should we have a policy that prevents the overdevelopment of gardens and fine town houses. (i.e. stops existing gardens being developed into new properties?)					

Some information about you

Just 2 quick questions.

Q33: Do you live in Redruth Parish?

☐

Yes

☐

No

Q34: Your age

☐

Under 18

☐

18 – 40

☐

41 - 65

☐

Over 65

Thank you for taking the time to complete this questionnaire. You have earned a biscuit!

Please put your completed questionnaire into one of the brown paper returns boxes.

(Note: We cannot cater for food allergies or special diets. The biscuit box is available if you need to check the ingredients.)

Appendix 4 The full list of bodies consulted.

Statutory Consultee List. Those shown in **Bold** responded to the consultation.

Organisation	Contact name	Email address
Cornwall Council (Neighbourhood Planning team, Open Spaces, & Public Services teams)	Colleen O'Sullivan	neighbourhoodplanning@cornwall.gov.uk
Cornwall Council (Heritage Team)	Andrew Richards & Francis Shepherd	Via Neighbourhood Planning & HSHAZ.
Portreath Parish Council	Lucy Jose	portreathparishcouncil@gmail.com
Carn Brea Parish Council	Andrew Moyle-Browning	clerk@carnbreaparthcouncil.gov.uk
St Day Parish Council	Parish Clerk	stdaypc@gmail.com
Lanner Parish Council	Parish Clerk	lannerparishcouncil@outlook.com
Illogan Parish Council	The Clerk, Mrs Sarah Rimell	enquiries@illoganparishcouncil.gov.uk
St Agnes Parish Council	The Clerk	clerk@stagnes-pc.gov.uk
Chacewater Parish Council	Mrs Christina Martin - Clerk & Responsible Finance Officer	Parish.Clerk@Chacewater.org
Camborne Town Council	Samantha Hughes	enquiries@camborne-tc.gov.uk
The Coal Authority		planningconsultations@coal.gov.uk
Homes England	Enquiries Team	enquiries@homesengland.gov.uk
Natural England	Consultation Service (Jemma Short)	consultations@naturalengland.org.uk
Environment Agency	Devon and Cornwall Area	SPDC@environment-agency.gov.uk
Historic England		e-swest@HistoricEngland.org.uk
Network Rail Infrastructure Ltd		townplanningwestern@networkrail.co.uk
National Highways		Gaynor.Gallacher@highwaysengland.co.uk
National Highways		planningsw@highwaysengland.co.uk
Marine Management Organisation	Nick Wright	marine.consents@marinemanagement.org.uk
OFCOM		Spectrum.Licensing@ofcom.org.uk
Openreach		nnhc@openreach.co.uk
CTIL (on behalf of Vodafone and O2)		EMF.Enquiries@ctil.co.uk
Three mobile	Jane Evans	jane.evans@three.co.uk
EE mobile	Corporate and financial affairs	public.affairs@ee.co.uk

Organisation	Contact name	Email address
Royal Cornwall Hospital Trust	Garth Davies	garth.davies@rhct.cornwall.nhs.uk
Kernow Clinical Commissioning Group	Vivienne Kell	primarycare.kernow@nhs.net
Healthwatch Cornwall		enquiries@healthwatchcornwall.co.uk
National Grid (Avison Young)		nationalgrid.uk@avisonyoung.com
National Gas		nationalgrid.uk@avisonyoung.com
Western Power Distribution	New supplies team	wpdnewsupplies@westernpower.co.uk
EDF Energy		newconnections@edfenergy.com
Wales and West Utilities	Customer section	enquiries@wwutilities.co.uk
South West Water	Martyn Dunn	mdunn@southwestwater.co.uk
Civil Aviation Authority, Director of Airspace Policy		windfarms@caa.co.uk

Non-Statutory Consultee List

Organisation	Contact name	Email address
Affordable Housing Team		affordablehousing@cornwall.gov.uk
Coastline Housing		customer.service@coastlinehousing.co.uk
Community Energy Plus		enquiries@cep.org.uk
Cornwall and Isles of Scilly Local Enterprise Partnership		info@cioslep.com
Cornwall Area of Outstanding Natural Beauty		planning@cornwall-aonb.gov.uk
Cornwall Buildings Preservation Trust		CBPTrust@gmail.com
Cornwall Centre for Culture & the Arts CIC		dreeve@redruth-tc.gov.uk
Cornwall Chamber of Commerce & Industry		hello@cornwallchamber.co.uk
Cornwall Fire, Rescue and Community Safety Service	Terry Nottle Station Manager	fire@cornwall.gov.uk
Cornwall Maritime Strategy Group		maritimestrategy@cornwall.gov.uk
Cornwall Rural Community Charity		admin@cornwallrcc.org.uk
Cornwall Wildlife Trust		planning@cornwallwildlifetrust.org.uk
Devon and Cornwall Police (Designing out Crime Officer)	Martin Mumford	martin.mumford@devonandcornwall.pnn.police.uk
Duchy of Cornwall (Land Steward Western District)		lhumphries@duchyofcornwall.org
Duchy of Cornwall Deputy Estate Surveyor)		western@duchyofcornwall.org
First Bus		careers@firstbus.co.uk
Forestry Commission		garin.linnington@forestrycommission.gov.uk

Organisation	Contact name	Email address
Great Western Railways		gwr.feedback@gwr.com
LiveWest		katie.slack@livewest.com
Ministry of Defence		DIO-Safeguarding-statutory@mod.gov.uk
National Farmers Union in the SW		south.west@nfu.org.uk
National Federation of Gypsy Liaison Groups		info@nationalgypsytravellerfederation.org
National Trust		sw.customerenquiries@nationaltrust.org.uk
Ocean Housing		mail@gilbertandgoode.co.uk
RSPB Cornwall		rsbpcornwallgroup@gmail.com
Savills	Dan Yeates	DYeates@savills.com
Savills	Natalie Atkinson	natalie.atkinson@savills.com
Sport England		planning.south@sportengland.org
Sustrans Cornwall		south@sustrans.org.uk
Redruth Chamber of Commerce	Manny Hernadez	manny817@yahoo.com
Krowji		info@creativekernow.org.uk
Kresen Kernow		kresenkernow@cornwall.gov.uk
Redruth School		enquiries@redruth.cornwall.sch.uk
Gweal-an-Tops Adventue Play		manager@gwealantops.org
Pennoweth Primary School		pennowethhelp@croftymat.org
Treleigh Community Primary School		secretary@treleigh.cornwall.sch.uk
Trewirgie Infant School		trewirgieinf@tpacademytrust.org
Trewirgie Junior School		enquiries@tjschool.co.uk
The Curnow School		secretary@curnowschool.org.uk
Redruth Revival	Ross Williams	ross@pendriggy.co.uk
HSHAZ	Tamsin Daniel	Tamsin.Daniel@cornwall.gov.uk
Leat Surgery		pam.smith3@nhs.net
Leat Surgery		elaine.white18@nhs.net
Leat Surgery		carolinepugh@nhs.net

Appendix 5 The email used to notify consultees.

From: Admin (Redruth Town Council) <admin@redruth-tc.gov.uk>

Sent: 04 December 2023 12:30

To: Admin (Redruth Town Council) <admin@redruth-tc.gov.uk>

Subject: Regulation 14 Consultation for Redruth NDP

Dear Consultee

Redruth Town Council is delighted to advise you that our Neighbourhood Plan Document is at Regulation 14 consultation stage. **The consultation is open until 25th January 2024.**

To view the plan and take part online, please visit <https://app.gocollaborate.co.uk/cornwall/redruth/>

For more information please visit: www.redruth-tc.gov.uk/Neighbourhood_Plan_3279.aspx

Your feedback will be valued.

Kind regards

Claire Coomber

Administration Manager

Redruth Town Council

Redruth Civic Centre

Alma Place

Redruth

Cornwall TR15 2AT

Tel: 01209 210038

Mob: 07484 063308

E-mail: adminmgr@redruth-tc.gov.uk



Please consider the environment. Do you really need to print this email?

Please note that this email may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004.

Important: This email and its attachments are intended for the above-named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please email us immediately at admin@redruth-tc.gov.uk.

Security Warning: Although this email and its attachments have been screened and are believed to be free from any virus, it is the responsibility of the recipient to ensure that they are virus free. Redruth Town Council will not accept liability for any damage caused by a virus

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Appendix 6 – Pre-submission Consultation Response Form & Leaflet

Paper response form - Seeking your views (12 questions to answer please)

We are asking you 12 questions. Please circle your answer. Answer on-line if you can at app.gocollaborate.co.uk/cornwall/redruth

1. Do you support the DESIGN CODE policies?

Yes No

2. Do you support the HISTORIC ENVIRONMENT & HERITAGE ASSET policies?

Yes No

3. Do you support the HOUSING policies?

Yes No

4. Do you support the TOWN CENTRE policies?

Yes No

5. Do you support the REDRUTH EMPLOYMENT SITE (outside Town Centre policies)?

Yes No

6. Do you support the TRANSPORT policies?

Yes No

7. Do you support the GREEN INFRASTRUCTURE policies?

Yes No

8. Do you support the HEALTH policies?

Yes No

9. Do you support the REDRUTH NEIGHBOURHOOD PLAN policies?

Yes No

10. What is your age? -16 17-25 26-35 36-45 46-55 56-65 66-75 75+

11. What is your gender? Male Female Other

12. Do you live or work in Redruth? Live work Both Neither

If you have any additional comments, please leave them here:

If you wish to complete a paper questionnaire then please return it to either Redruth Library, Alma Place, Redruth, TR15 2DA or Redruth Community Centre, Foundry Row, Redruth, TR15 1AW before 25th January 2024.

Thank you for your time.

Redruth Parish Neighbourhood Development Plan 2020-2030

Article 14 public consultation starts on **25th November 23** and is open till **25th January 24**. Give us your views on the proposed policies.

To view the plan and take part online, please visit:

app.gocollaborate.co.uk/cornwall/redruth

For more information, please visit:

www.redruth-tc.gov.uk/Neighbourhood_Plan_3279.aspx

If you would like to talk to a member of the Redruth NDP team then:

- We will be holding drop-in sessions at Redruth Community Centre from **8th – 13th January 24 from 1pm – 4pm** each day and other times tbc.
- We will have a market stall on **25th November (1pm – 6pm)**

There will also be printed copies of the Redruth NDP document to review at Redruth Library from **5th December 23 – 25th January 24**.

Take part here:
GoCollaborate



app.gocollaborate.co.uk/cornwall/redruth

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Neighbourhood Plan
2020 - 2030

A summary of the proposed policies in Redruth Neighbourhood Development Plan (NDP)

The policy wording has been edited in this leaflet, so we strongly recommend you read the full policy wording by visiting: app.gocollaborate.co.uk/cornwall/redruth

Policy Area: Design Code

Policy DC1: Supporting Existing Design Code for Redruth. **Policy Direction DC1:** Development will be supported where it meets the design requirements set out in The Cornwall, Streetscape & CISI Design Guides, the CSUS, the WHS Management Plans, & Redruth Town Centre & Plain-an-Gwarry Conservation Area Management Plans.

Policy DC2: Supporting development of a Redruth Shopfront Design Code. **Policy Direction DC2:** Shopfronts within the Conservation Area, particularly the Primary Retail Frontage area, will be supported where they meet the requirements set out in the Redruth Shopfront Design Code.

Policy Area: Historic Environment & Heritage Assets

Policy H1: Supporting Redruth's World Heritage Site Status. **Policy Direction H1:** Development proposals within the WHS will be supported where the proposal adequately protects, conserves & enhances the inscribed Outstanding Universal Value.

Policy H2: Unlisted Assets. **Policy Direction H2:** Unlisted assets that have an important part in the WHS should receive some policy protection, as should other significant unlisted assets. A list of undesignated heritage assets is included in the Redruth NDP as Appendix 2a & 2c.

Policy H3: Safeguard & enhance established historic pathways & Opeways. **Policy Direction H3:** Development will only be supported where it respects &/or contributes to the established historic pathways, linking the town & rural sections of the parish & the 8 Opeways in Redruth Town Centre.

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 & Tolgus Trail) which make the trails more accessible, will be supported.

Policy Area: Housing

Policy HS1: Setting the Development Boundary. **Policy Direction HS1:** This plan designates a development boundary for Redruth as shown in the map.

Policy HS2: Redruth supports HAPPI (Housing our Ageing Population Panel for Innovation) development for Redruth. **Policy Direction HS2:** The HAPPI principles are based on 10 key design criteria which have particular relevance to 'older persons' housing.

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

Policy HS4: Mixed Development Schemes. **Policy Direction HS4:** Mixed tenure schemes (affordable & market housing) will be supported when it meets a local need for housing; are delivered in full or in part on brownfield sites & Cornwall Council will secure the first & future occupation of the affordable homes to those with a housing need & local connection to the parish.

Policy HS5: Conversion of Residential Garages. **Policy Direction HS5:** Conversion of residential garages to habitable rooms will be supported where there is sufficient alternative onsite parking.



Policy Area: Town Centre

Policy T1: Town Centre Vision for Redruth. **Policy Direction T1:** Proposals that deliver the objectives of the Redruth Town and World Heritage Site Spatial Vision and Investment Plan will be supported.

Policy Area: Town Centre continued...

Policy T2: Primary Retail Frontage. **Policy Direction T2:** The Primary Retail Frontage should allow other commercial uses, which require customers to visit in person, including evening uses. Conversion to residential at ground floor street frontage should be resisted.

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

Policy T4: Fairmeadow Retail allocation review. **Policy Direction T4:** Fairmeadow Car Park Retail Site allocation in the Cornwall Local Plan should be broadened to permit other development uses appropriate to the town centre & a proportion of the site should be retained as a car park.

Policy T5: Redruth Brewery Site re-development. **Policy Direction T5:** Redevelopment of the Redruth Brewery Site will be supported in accordance with a detailed masterplan for the site, which addresses the issues set out in paragraph 3.75.

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

Policy BE1: Safeguarding & Enhancement of Employment Land. **Policy Direction BE1:** The existing employment sites E13 Parc Erissey & E14 Krowji are safeguarded as employment sites in accordance with Cornwall Local Plan Policy 5.

Policy BE2: New Business Development. **Policy Direction BE2:** Proposals for new & expanding businesses will be supported if it uses Previously Developed Land, will not have adverse impact on the environment & adjoining residential properties & it includes measures to improve access on foot, cycling or public transport. If rural, it must be located within or adjacent to existing groups of buildings or use previously developed land, appropriate to the location & not create road hazard & no loss of residential dwellings.

Policy Area: Transport

Policy TR1: Improving cycling & walking routes should be the transport priority for the rest of the plan period. **Policy Direction TR1:** Improving cycling & walking routes should be the transport priority for the rest of the plan period for Redruth, rather than road improvements.

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.

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.

Policy Area: Green Infrastructure

Policy GI1: Supporting the CPIR Green Infrastructure Strategy proposals set for Redruth Parish.

Policy Direction GI1: Supporting the Vision, Principles & priorities for improved pedestrian & cycle routes, Parks, Sports, Youth provision, Play, & Natural Green Spaces, as well as Allotments, Community Orchards & Gardens plans & Cemeteries & Churchyard improvements. Other priorities are increasing tree planting, increasing biodiversity, properly planning green infrastructure in new development & better utilising small incidental spaces to meet the priorities.

Policy GI2: Safeguard & enhance green spaces within the town settlement boundary. **Policy Direction GI2:** Infill development will only be permitted where there is no loss to the character & amenity of these sites & surrounding area.

Policy Area: Health

Policy HE1: Ensure the future Health provision is appropriate for the growing population & changing needs. **Policy Direction HE1:** Proposals for new or expanded GP facilities will be supported where they provide appropriate GP services for the growing Redruth population.

Policy HE2: Provide adequate dentist provision. **Policy Direction HE2:** Support proposals for increased dentist provision in Redruth, particularly NHS dentist provision.

Appendix 7 – Responses Received from the public to the Pre-submission Consultation and Responses to Comments.

Responses from the Community to the Pre-submission consultation

A concise summary of the results is given below.

- **53** residents completed the **on-line consultation**, (888 people visited the on-line platform).
- **45** residents completed the **paper version of the consultation**.
- **98 residents in total** completed the consultation questions. 51 female, 41, male, 6 not stated. **45 respondents both live and work** in Redruth, **38 live** in Redruth, **3 work** in Redruth, **8 neither** & **4 did not say**. The age profile of respondents is shown in the table below. Respondents support the draft plan & the policies.
- **3 sessions** took place with Trewirgie infant classes. They talked about improvements they would like to see, which included more play space near where they lived. Play areas for their age group should be separated from older play areas. They are concerned about safety, bullying, litter. They would like more animals in the town centre and ideally an aquarium.

Age	-16	17 – 25	26 – 35	36 – 45	46 – 55	56 – 65	66 – 75	75+	Blank	Total
Paper	2	4	5	3	6	7	7	7	4	45
On-line	0	0	8	2	20	13	10	0	0	53
Total	2	4	13	5	26	20	17	7	4	98

Policy Topic	Support in Numbers			Support in % of response	
	Yes	No	No Ans	Yes	No
Design Code	59	7	32	89%	11%
Historic Environment & Heritage Asset	65	4	29	94%	6%
Housing Policies	55	14	28	80%	20%
Town Centre Policies	60	9	29	87%	13%
Redruth Employment Site (outside Town Centre)	64	5	29	93%	7%
Transport Policies	63	7	28	90%	10%
Green Infrastructure Policies	69	3	26	96%	4%
Health Policies	68	3	27	96%	4%
Redruth Neighbourhood Plan overall	65	4	29	94%	6%

The comments made by the community are presented in 2 tables. The questionnaires were all numbered and the comments are presented by topic. Table 1 shows comments with proposed actions. Table 2 shows comments noted or no action.

Table 1 Shows comments with proposed actions

Questionnaire No	Topic	Comment made	Redruth NDP response / action
L4	Overall	I am not saying yes or no. Much of what concerns me about Redruth is not mentioned. Where is the millions of pounds promised by the government? Why is there no post office in town? Why is there not current banking facilities or even a mobilebank? Where are the neighbourhood pol (<i>can't read the word</i>). So much of this document is frankly hidden in language which is legal & typical of an absent civil service type in speak. You need to start communicating REAL things not tick-boxes.	Action: Final (V14) document will be much shorter. HSHAZ investment is happening. RTC are working on post office & banking hub. Will be included in the Action Plan Appendix 10
L10	Overall	Encourage a volunteering community, whether it's big projects or little ones. Support for those in need (homeless, addictions, debts etc).	Action: Will be included in the Action Plan Appendix 10
C31	Overall	Look forward to seeing the progress Redruth makes as & when the development moves forward. It's a shame the map was not as clear as it could be if the size was bigger. Even using my magnifying glass I still could not see the layout very well.	Action: Map will be improved in V14 of the document.
On-line 1	Overall	There was no category for my age group, 45. I would have preferred to answer on each individual policy	Action: Age category was corrected. Comments made against policies
On-line 4	Overall	I find the whole document to be unwieldy, packed with jargon, abbreviations, massive repetition, miss-spellings and misinformation. Confusing East End with West End for example! Don't you have proofreaders? As retired lecturer and student of local history, I find that I have contributed considerably to the content, which I am quite proud of but was unaware that my work for Cornwall Heritage was going to be used in the document. Overall not the best effort 5/10	Action: Final (V14) document will be much shorter & address comments received.
On-line 7	Overall	90% of this is total waffle with zero firm proposals just a lot of vague nonsense. One wonders how much public money was wasted on this waffle. The authors need training in speaking plain English	Action: Final (V14) document will be much shorter & address comments received.
L16	Housing	The Landlord reform act has caused ay landlords to pull out of the rental market or to the unwilling or unable to continue to let to low income tenants, causing a massive increase in homelessness. In the private sector of owned or rented accommodation, there is less legislation with regard to overcrowding than in Council and housing association properties. Many people are accommodated temporarily, ironically often in overcrowded situations with families sharing b&b rooms without cooking facilities, whiles families and friends are unable to take them in for fear of breaching their social housing tenancies. What I am suggesting is that if the rules regarding overcrowding could be relaxed, that a pilot scheme could be put in place whereby existing social housing tenants could apply to be permitted house share agreements in properties considered suitable. For example many properties have kitchen-diners as well as	Action: Not for the NDP. Will forward to the affordable housing team for consideration & response.

Questionnaire No	Topic	Comment made	Redruth NDP response / action
		living room where family members or friends in need of accommodation could use as required, on a similar basis to house share agreements in the private sector, without altering tenancy rights. This would enable a declared contribution either by housing benefit or employment by the house-share tenant(s), either ongoing or if there were to be a change of circumstances or difficulties with the arrangement the situation could easily revert, with affected house-share tenants put back into the system to be found alternative accommodation. My suggestion is that as this would reduce Council costs for expensive b&b accommodation, there could be council workers put in place to oversee and monitor this and consider the viability and where appropriate the safety/ safeguarding issues, working with the housing associations to enable this. Were this to be trialled, I believe it has the potential to significantly reduce homelessness and the associated impact on those concerned and cost the Council. If successful, perhaps over a 12-month period, it could be extended and rolled out nationally. Thankyou for your consideration. Name and phone number provided.	
L45	Housing	80 years old and lived and born in Redruth all my life. I believe any bungalows built in the future should have a clause that only ground level extensions be allowed & only for over 50's occupation or disabled. Close of 15 bungalows, several have been bought by younger couples and double dormer extensions added & a lot have had a loft conversions. Any future should be classed as mobile homes are. There are many 2 bed bungalows on the Roseland Garden estate. Have double dormers done on 2 in my cul-de-sac in last 3 years. I've been in mine over 30 years. Sorry the form is late, found in my mail and not able to get out much as age & disabled.	Action: Get advice from CC planning. Following discussion with Steering Group, no further action to be taken on this point.
L8	Town Centre	We URGENTLY need a banking hub & post office service in the town centre. We cannot be a thriving town with no way for many people to deposit/ access their funds.	Action: Will be included in the Action Plan Appendix 10
L10	Town Centre	Free car parks at all times of the day. No retail development outside the town centre. Bring back a post office & the banks (much needed). Arts venue for gigs, exhibitions & theatre productions.	Action: Will be included in the Action Plan Appendix 10
L17	Town Centre	Well-designed temporary shop frontages displaying HSHAZ under the NDP/ CLP inform of empty shop coverage until under construction or open for business.	Action: Will be included in the Action Plan Appendix 10
L18	Town Centre	Would it be possible to politely as My Motors to tidy up what appears to be a number of scrap vehicles in their yard. It seems that a better solution might be to relocate them to the industrial estate & use the land to build houses for local people.	Action: Will be included in the Action Plan Appendix 10
C36	Town Centre	Promoting the historical side of towns small businesses.	Action: Will be included in the Action Plan Appendix 10

Questionnaire No	Topic	Comment made	Redruth NDP response / action
On-line 1	Town Centre	I cannot agree with Policy T4 (Fairmeadow Retail Allocation Review) without clearer proposals as to said developments within the car park. I couldn't find details relating the Redruth Shopfront Design Code	Action: An Executive Summary of the Vision & Investment plan will be created which shows Fairmeadow options. Redruth Shopfront Design Code is a new Appendix 15 to the NDP.
On-line 5	Town Centre	The old Redruth brewery site needs to be redeveloped. Could we use this space wisely like something useful for families e.g. bowling. Maybe a survey to local people to seek views on what would be good to have in that space.	Action: Will be included in the Action Plan Appendix 10. Cornwall Council are currently doing masterplanning work.
On-line 6	Town Centre	Biggest issue in town is the cost of car parking...free or cheap parking will encourage people into town to shop etc	Action: Will be included in the Action Plan Appendix 10
On-line 16	Town Centre	I do love Seeing Trees around the Town, However Some places are not Appropriate, As the Tree Sap does stick to people's feet at Fore Street. Why not Change the currently Hazardous Looking Newcut Carpark area, With better Features, Somewhere for Retirement Or Disabled people to have a better place to have a Seat, Park Benches, Or Bus Shelter for people to go in , Waiting to get a Taxi, I work for a local cleaning Company, I do notice how bad on a Sunday, To enter Poundland, Down The Steps only	Action: Will be included in the Action Plan Appendix 10
L12	Transport	Page 84, section 3.83. Transport policies mention cycling routes CO2, CO6, CO7, no mention of any reference map in report. No mention of improving & increasing cycle routes with Illogan via existing mining trail via Grenifer Road, 3 stacks, Tolskifley & past Tremethick Care Home footpaths & bridle way, presently neglected route in poor condition.	Action: Comment reviewed and included as appropriate in V14 of the document.
L18	Transport	We live just off School Lane & see car drives use it as a short cut, often driving too fast for the safety of pedestrians. This is made worse by people ignoring the double yellow lines outside the shop on the corner of East End. Parked cars mean drives are forced into the middle of the road on a blind corner. Some traffic calming is required and enforcement of the parking restrictions to prevent accidents.	Action: Will be included in the Action Plan Appendix 10
On-line 11	Transport	What are you going to do about parking. Many commuters and shoppers for example use Clinton Rd and others. This causes problems for residents and traffic flow. There is no enforcement and so parking on yellow lines causes congestion and danger to pedestrians. You seem to overlook this very important issue in spite of raising it in the past. Just ask bus drivers etc they will inform you of the problems.	Noted. This is not an issue for the NDP. Will be included in the Action Plan Appendix 10.
L19	Transport	Your policy plans seem to concentrate on improving walking, cycling & electric charging points. Redruth is one of the steepest town centres in Cornwall, but there is only one bus stop in the centre, near the station with many people needing to use public transport to get about generally & attract more visitors and residents to be active & use the town, it is essential to be able to access it. We need bus stops in Chapel Street, Penryn Street & Green Lane & a Town	Action: An Executive Summary of the Vision & Investment plan is being created which shows Town Centre junction improvements & Chapel Street proposals. It is new Appendix 5 of the V14 document.

Questionnaire No	Topic	Comment made	Redruth NDP response / action
		Bus (as done in Falmouth) to provide a service that is user friendly, looping around for instance, Clinton, Albany, Park Road where is no bus service suitable for people to shop in Redruth & carry shopping. As people age & have mobility problems they want to be independent & do not necessarily have friends & relatives who can help them to keep active. Conservation & Heritage need to work with protected policies for the people living & using Redruth. For instance Chapel Street. How do pedestrians access GP Surgeries, Kresen Kernow, Community Centre, Tesco, Tolgus? More public transport & bus stops please to keep active & reduce our carbon footprints. Thankyou.	
C36	Transport	Access & visibility of public walkways & pathways. Safe crossings on major roads around the town, especially near schools & to access the retail area.	Action: An Executive Summary of the Vision & Investment plan is being created which shows Town Centre junction improvements.
On-line 8	Transport	I only reviewed Transport & Green Infrastructure. The Tolgus trail policy could be adapted to support any route that connects Redruth to Portreath (eg. via Scorrier). You could also mention the adoption of urban Quiet Lanes as a solution to improving the levels of cyclists. (under 20mph 85th percentile speed & under 2500 AADT).	Action: Wording of Policies TR1 and TR2 will be reviewed.
C37	Green Infrastructure	In relation to Green Infrastructure I think these could be potential for community gardens, orchards, treeplanting and wild flowers in the Strawberry Lane area leading to Strawberry Fields. The grass areas here seem to be maintained by the Town Council, Cornwall Council & Coastline Housing. The R.H.S could be approached for advice / support centrally or through Roosemoor.	Action: Will be included in the Action Plan Appendix 10. Contact email provided and would like a reply. Will ask Cornwall Council & cc RTC.
L10	Heritage	Retain/ repair listed & character buildings. Promote Redruth's rich historical heritage so every tourist will visit Redruth.	Action: HSHAZ has worked on this from 2020 - 2024. Will be included in the Action Plan Appendix 10
C37	Heritage	In relation to heritage assets, I would like to see the mine sites better maintained, signboards re-printed and features cleared of vegetation.	Action: Will be included in the Action Plan Appendix 10.

Table 2 shows comments noted or no action.

Questionnaire No	Topic	Comment made	NDP response / action
L11	Overall	How can a plan begin retrospectively? A plan is a future activity. You can't plan history – it's happened!! The Redruth NDP should start AFTER consultation & agreement, not before. The start date of 4 years ago disorders this process as cynical & irrelevant.	Noted: Work on the plan has been happening since 2016, hence the dates.
L13	Overall	Hopefully actions will speak louder than these written proposals.	Noted and thankyou

Questionnaire No	Topic	Comment made	NDP response / action
L21	Overall	I am pleased to see so much work being put into place for the future of Redruth. It's a beautiful place which has been neglected over the last 40 years.	Noted and thankyou
C22	Overall	A well thought through, forward thinking plan,	Noted and thankyou
C25	Overall	A good plan for my future.	Noted and thankyou
C30	Overall	The plan is well-rounded and will be a great asset to the future generations of Redruth. It combines preserving the lovely heritage and architecture with forward thinking. The boundaries are good as they link with green spaces which have walk ie Great Flat Lode. This is beneficial to health & well-being.	Noted and thankyou
C33	Overall	It's nice to see a forward thinking plan for Redruth that considers all ages, culture and heritage.	Noted and thankyou
L20	Overall	Schools? Youth Centres? Sports Facilities? Small businesses/shop. Plan is incomplete.	Noted: Plan has considered all topics but is only setting policy for some topics.
C42	Overall	Good plan	Noted and thankyou
On-line 3	Overall	Very well constructed plan, accounting for all demographics and pro Redruth	Noted and thankyou
On-line 15	Overall	This Neighbourhood Development Plan is long overdue. I cannot understand why it has taken so long when other towns and parishes have adopted such plans in considerably less time	Noted. Redruth is complex. Covid had an impact. A lot of the work is voluntary.
L10	Housing	Affordable housing for locals ONLY. Sympathetic, inkeeping 'Cornish' housing that blends into the landscape & doesn't look an eyesore. Ensure the infrastructure will cope with an increase in population. No greenfield development, plenty of brownfield sites.	None. These issues are addressed in the plan.
L3	Housing	I think Redruth has enough new housing as when all are occupied will put strain on schools, doctors, water etc.	None. The plan is not proposing more housing & has reviewed issues.
L5	Housing (Pol HS3)	Fully support this scheme for locals. Very impressed with the Gwel Basset development. We need more like this for Locals 1 st time buyers. Prioritising Local connection is absolutely vital.	Noted. Gwel Basset is the Treveth development on Tolgus.
L6	Housing	Forget older people for new houses, it's the younger people who need it most.	None. Everyone needs appropriate housing
L14	Housing	Why don't we build more, more houses so there is no land left to grow food. I understand the need for new builds, but the way we (Redruth) is going it will soon look like a concrete jungle, instead of a coastal area so when people come down on holiday, it will be like going from home to home. (It sounds a wonderful idea, I don't think).	None. The plan is not proposing more housing.
C36	Housing	While further affordable housing is needed, I have concerns re the town infrastructure, medical needs & schooling as this is an issue at the current time.	None – these issues are addressed in the plan.

Questionnaire No	Topic	Comment made	NDP response / action
On-line 1	Housing	I do not agree with Policy HS5 (Conversion of Residential Garages) as all it will achieve is to inflate current property prices, adversely effect the character of the surrounding properties and contribute to increased street parking.	None: Policy is worded to not increase street parking.
On-line 2	Housing	I find it hard to believe that large housing complexes of small dwellings can be built on agricultural land when individual quality properties are refused permission on small unused green spaces.	None
On-line 12	Housing	It is all very well increasing housing provisions but where are the infrastructures being increased. The schools are full and the doctors' surgeries are full to bursting. The local hospital is so busy too.	None – these issues are addressed in the plan.
L6	Town Centre	Redevelopment of the Brewery site should start straight away not waiting all these years. It's a complete rubbish site & a disgrace for the town.	None – Site is in private ownership and people are working to move it forward
L8	Town Centre	Do not agree with Policy T2 (Primary retail frontage for commercial uses at ground floor & not residential). Residential use of street level empty retail/ business properties in town centre would be much better then so many being empty and sliding into derelict. Housing in town centre would help develop a vibrant mixed economy.	None – The NDP is seeking to protect only ground floor until 2030 to give the town time to recover. If it doesn't work can be reviewed in the future.
L9	Town Centre	You have a state-of-the-art Archives in your town and something that Cornwall can be proud of – and then you surround it with hideous 'soviet-union' style flats that probably Redruth people won't be able to afford. For God's sake have more ambition & aspiration about this SPECIAL SITE.	None – this comment is not correct.
C35	Town Centre	Why didn't West End get added? Footpath is only 70mm wide, buses and lorry's pass very close. Shops that are not used could be converted for living in. Scaffolding was used twice in Fore Street as protection from falling buildings.	None –covered by the junction improvements proposed in T1 & premises on West End can convert to housing.
On-line 10	Town Centre	Policy T3 To convert the uppers of town buildings in Redruth is going to be very expensive and impractical due to condition of the buildings basically more hassle than it's worth.	None
On-line 13	Town Centre	encourage local business, cut business rates for small business of less than 6 employees have free parking tidy up the public realm support and encourage the local schools and colleges for their input, they are the future of our area	None – either done or not within the remit of the plan.
On-line 17	Town Centre	Rather than planning development of new retail outlets, more support should be given to filling currently empty, existing retail properties on Fore Street, West End etc. When all vacant properties are filled with successful businesses, then we can plan & build new premises, repair, renovation & regeneration should be the priority	None – no new retail development is in the plan & we already support this in the plan.
L10	Transport	Reduce traffic calming proposals & use 20mph limits instead. Repair the potholes in the roads.	None. 20 mph is happening & potholes are maintenance
L6	Transport	Transport roads should be at the top of improvements not last, they are a disgrace.	None. Maintenance

Questionnaire No	Topic	Comment made	NDP response / action
C37	Transport	In relation to transport I would like to see safer routes for walking/ cycling linking the town to all the mining trails around the town and well-signposted.	Noted – already addressed in policies H4, TR1 & TR2.
On-line 9	Transport	It would be nice if there was a Safe cycle route from town centre to join the coast to coast path.	Noted – agreed – this is TR2
On-line 10	Transport	Policy TR1 This is excellent, go for it, the most sustainable form of transport is also better for health and well-being. Bike, walk, Bus, Train, Taxi for occasional use mainly elderly. The private car will never be sustainable even electric car	Noted
On-line 12	Transport	The roads are in a poor state, with pot holes, instead of putting speed cushions in, use that tarmac to fill in pot holes please. We also don't need traffic lights on Barncoose roundabout, it holds traffic up and causes pollution with engines just ticking over	Noted - this is highways maintenance.
On-line 14	Transport	I don't feel our narrow, winding roads are suitable for safe cycling and road improvements would be a better priority	Noted
L10	Employment	Full-time secure employment on decent wages.	None
L10	Health	Only allow NHS dentists (no need for private ones)	None
L13	Health	I shall be interested to see an improvement in the doctor/ dentist surgeries, especially the later. One maybe registered with a doctor, another matter getting to see one in person and not a voice on the phone.	None
L17	Health	Good provisions.	Noted
C34	Health	The health policies are very important to me. I recently moved here & and have multiple health conditions. The GP situation is very unnerving.	Noted
On-line 5	Health	We need more GP practices, our GP practice at Clinton Road used to be amazing and we was always able to get an appointment, staff were friendly and polite. There isn't enough parking at manor surgery	Noted
On-line 14	Health	I am very much in favour of improving GP services, possibly making some use of the site bordering Kresen Kernow instead of Leatside Health Centre which due to its hilly nature and limited parking is not really suitable for a surgery. Also, improved NHS dentistry is badly needed.	Noted

Appendix 8 – Schedule of Modifications

Responses from the Statutory & Other Consultees

Some of the comments may have been slightly edited to reduce the wording, but the meaning has been retained.

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
Cornwall Council NP Team (shortened to CC NP Team)	Part 1	The first part of the plan is very long. Some of the detail could be moved into an Appendix which would make the plan simpler to read. We are very happy to work with you to achieve this and can offer some support to help reduce the complexity of the plan. It's easy to see how much work has gone into the development of the plan and all of the supporting evidence is important but some of that detail could be included elsewhere which would add clarity to the plan. We can offer some help with editing and production of the plan document.	Agreed and will action.	Part 1 has been reduced from 30 pages to 4 pages with some information moved into a new part 2 & also into Appendix 14 (Summary of Policy Documents, Appendix 3 (Redruth in Numbers) and Appendix 9 (Consultation Statement).
Ministry of Defence	Part 1	Elements of the area covered by the Redruth Neighbourhood Development Plan (NDP) are washed over by safeguarding zones that are designated to preserve the operation and capability of defence assets and sites. RAF Portreath is located to the North of the Redruth NDP authority area and benefits from a safeguarding zone drawn that serves to identify and mitigate any impact of development on technical assets used in air traffic management. RNAS Culdrose is located to the South of the NDP area and benefits from a Height safeguarding zone. New development may have detrimental impacts depending on site location relative to safeguarded sites and assets. To provide an illustration of the various issues that might be fundamental to MOD assessment carried out in response to statutory consultation, a brief summary of the safeguarding zone type is provided below. Depending on the statutory safeguarding zone within which a site allocation or proposed development falls, different considerations will apply. • The airspace above and surrounding aerodromes is safeguarded to ensure that development does not form a physical obstruction to the safe operation of aircraft using that aerodrome. Zones are drawn that trigger consultation on development of various heights to ensure that their effect on the protected airspace above and surrounding an aerodrome is assessed and, if necessary, mitigated. In addition to permanent physical development within these zones, the use of cranes, piling rigs or other tall plant or equipment to implement development may also be of concern. • Technical safeguarding zones serve to ensure that air traffic	Noted & will action.	Included in new Part 2, Context Facts, Figures & Targets as new point 2.27 in V14 of the plan.

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
		<p>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.</p> <p>In addition to the safeguarding zones identified, the MOD may also have an interest where development is of a type likely to have any impact on operational capability. Usually this will be by virtue of the scale, height, or other physical property of a development. Examples these types of development include, but are not limited to:</p> <ul style="list-style-type: none"> • Solar PV development which can impact on the operation and capability of communications and other technical assets by introducing substantial areas of metal or sources of electromagnetic interference. Depending on the location of development, solar panels may also produce glint and glare which can affect aircrew or air traffic controllers. • Wind turbines may impact on the operation of surveillance systems such as radar where the rotating motion of their blades can degrade and cause interference to the effective operation of these types of installations, potentially resulting in detriment to aviation safety and operational capability. This potential is recognised in the Government's online Planning Practice Guidance which contains, within the Renewable and Low Carbon Energy section, specific guidance that both developers and Local Planning Authorities should consult the MOD where a proposed turbine has a tip height of, or exceeding 11m, and/or has a rotor diameter of 2m or more; and, • Any development that would exceed a height of 50m above ground level. Both tall (of or exceeding a height of 50m above ground level) structures and wind turbine development introduce physical obstacles to low flying aircraft <p>In summary, the MOD should be consulted on any potential development within the safeguarding zone surrounding RAF Portreath which consists of structures or buildings exceeding the statutory safeguarding technical zone. The MOD should also be consulted on any applications for development within the safeguarding zones designated for RNAS Culdrose of any potential development, which consists of structures or buildings exceeding statutory safeguarding height.</p>		

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
CC NP Team	Part 1	1.22 The Climate Emergency DPD was adopted by Cornwall Council in February 2023.	Noted & updated	The adoption date has been added to Appendix 14.
CC NP Team	Part 1	1.44 Note that the NPPF was updated in Dec 2023	Noted & updated	Added to point 1.4.
CC NP Team	Part 1	1.77 Census data for Redruth parish is available here Build a custom area profile - Census 2021, ONS and shows a 2021 population for Redruth parish of 15,600. You may find other, more up to date data on this link to include in the plan. Please include sources for data used.	Noted & updated	New part 2 facts & figures (pages 28-33) have been updated with 2021 census information.
CC NP Team	Part 1	1.84 the 2019 Housing Needs Assessment is quite old now, you should supplement the findings with the latest data from the AH team (included at the end of this document);	Noted & updated	Included in new part 4 Housing Statement point 4.10 on page 59.
Environment Agency	Part 1 Element 2	This 'About Redruth' section could perhaps elaborate under 1.74 on its natural attributes. Much of this section focusses on heritage and economy but its green areas and any watercourses could be mentioned here to balance this and highlight its natural assets too.	Noted & updated	This section has been extensively reduced but this point is now in 2.25 in Part 2 Facts & figures.
Environment Agency	Part 1 1.75	We welcome the recognition of the future of mining in Cornwall and its potential contribution to a cleaner economy through the energy and renewables sector.	Noted & updated	Now point 2.26 in Part 2 Facts & Figures.
Environment Agency	Part 1 1.109 & 1.151	1.109 last bullet point - heartening to see that greenfield sites and nature are a priority for residents, the preservation, enhancement and expansion of these through planning policy will be crucial to adapting to climate change, providing wellbeing to residents and addressing the UK biodiversity crisis. A similar prioritisation of these seems to appear through 1.151 and the responses the to the more recent Design consultations with very environmentally focussed priorities including green space, trees, biodiversity, climate change and reuse/recycling.	Noted & updated	This information is now in this Appendix 9 Consultation Statement to reduce length of overall document. See page 18, point 3.25 & Page 5, point 3.5.
CC Heritage Team	Part 1 & Part 2	The vast majority of Section 1 would be better presented as an appendix of preparatory work and instead, in this section to present a summary. Likewise, a lot of Section 2 could be summarised and then the detail put into an appendix. Policy section doesn't start until p.56 – so nearly halfway through the 107 page document – would strongly recommend getting more rapidly to the policies.	Noted & updated	These sections have been extensively reduced, restructured & better presented in V14. Information has been moved to Appendices.
CC NP Team	Part 2	I think the key issues for the Redruth NDP table on p43-46 is really helpful and clearly identifies the priorities for the plan which then inform the objectives.	Noted & updated	Now in Part 3 Key Issues & the Vision on pages 44 – 49.

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
Environment Agency	Part 2 2.12 Key Issues section Green Infrastructure	We welcome such a large section dedicated to green infrastructure but would suggest the purpose of green infrastructure for habitat creation and biodiversity, as well as for amenity and play is emphasised. We would also advise that this section is expanded to include both green and Blue infrastructure to cover water assets too. Similarly 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.	Noted & updated	Part 2 has been extensively reduced, but points retained & blue infrastructure added in Part 2 paras 2.24 & 2.25 on page 27 & in Part 3, the Key Issues table on page 48.
Environment Agency	Part 2 Transport	We are pleased to see electric vehicle charging provision highlighted in 'Transport' of particular importance in residential areas with little off-street parking is the encouragement of public charging points.	Noted	Point retained in new Part 3 Key Issues table page 47 of V14 plan.
Environment Agency	Part 2 2.19	'How do we create a place brand?'...this sentence seems to end mid sentence?	Noted & updated	Sentence removed
Environment Agency	Part 2 Core Value 2	Core Value 2 - We welcome reference to adaptability and resilience here in relation to 'society's big issues' which would include climate change, the Distinctively Cornish value could perhaps also include 'climate resilient' - 'an affordable, modern, creative, climate resilient and progressive Cornish town'. This would also then link the core values to the climate change SPD.	Noted	This text cannot be changed as already adopted. Page 53 of V14 document
Environment Agency	Part 2 2.22	Under Objectives, as above we suggest changing Green Infrastructure to Green and Blue Infrastructure in order to also promote the improvement and incorporation of waterways and wet habitat/amenity features into the town where possible.	Noted	As Green Infrastructure references the adopted CC Green Infrastructure Plan, not done.
Environment Agency	Part 2 2.22	We would suggest that the second bullet is altered to say 'safeguard and enhance the green spaces within the town settlement boundary <u>for people and wildlife</u> '. The green Infrastructure bullets are, at present, all quite people and recreation focused and it would be good to see biodiversity and habitat slightly higher up in the bullets.	Noted.	This hasn't been actioned as we have had to remove the policy from the final version of the plan as the evidence wasn't considered complete or robust.
Environment Agency	Part 2 2.23	Suggests that few of the policies link to Green Infrastructure, yet many of the policies include inclusion of green and blue infrastructure wherever possible in order to 'green' the Town which was a key aspiration from the early survey work you refer to in the NP and will not only improve its aesthetic but also its resilience to climate change and aid in biodiversity recovery.	Noted & updated.	This table, which is now table 17 in Part 5 on page 136 of the document has been updated

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
CC NP Team	Part 3 Policies	For the policies, there are improvements that can be made to the policies to add clarity and to ensure that they are easier for decision makers to interpret when they are assessing planning applications. All policies should be clear about when (the type of development) and where (the locations) they should apply. Suggestions for changes to the policy text are made below. For additional clarity, we would advise that the policy objective is not in the same box as the policy but in the supporting text.	Noted & updated	The policies are now in Part 5 of the document and all suggestions have been actioned.
CC NP Team	Policy DC1 Supporting Existing Design Code for Redruth	<p>I'd suggest simplifying this policy and renaming it DC1: Design</p> <p>Re-word the Policy as follows:-</p> <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Supporting text</p> <p>Reference the CSUS and CISI surveys as a reference source for historic character which should be used to help demonstrate how the historic context has been considered. Cornwall Council's Cornish Distinctiveness work can help to ensure that new development enhances local character, and this should also be referenced.</p> <p>Remove the reference to the WHS as this is covered in policy H1</p>	Noted & updated	Policy DC1 has been re-worded as suggested. The supporting text has been updated as suggested.
CC Heritage Team	Policy DC1	The full name for the Conservation Management Plans referred to in the table are Redruth Town Centre Conservation Area Character Appraisal & Management Strategies: Redruth.pdf (cornwall.gov.uk) and Plain-an-Gwarry Conservation Area Appraisal & Management Strategy: Plain-an-Gwarry CAA and MS march 2010_high res.pdf (cornwall.gov.uk). The Appraisal defines the special character of the area, and the Management Strategy proposes Actions to protect the special character.	Noted.	DC1 has been re-worded so the point is covered. As the NDP is being finalised prior to publication of the updated management plans detailed actions not included.

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
		They were both produced in 2010 and are now a bit out of date but will be reviewed by the SHE team in CC by end of March 2024. A good action for the NDP could be to update the Management Strategies of both documents with realistic and achievable actions.		
CC Heritage Team	Policy DC1	Could reference our Cornish Distinctiveness guidance: Cornish Distinctiveness Let's Talk Cornwall	Noted & updated	This has been added to DC1 supporting text.
CC Heritage Team	Policy DC1	Suggest our 'Improving Energy Efficiency in Cornish Historic Buildings' guide: Improving Energy Efficiency in Historic Cornish Buildings (cornwall.gov.uk) or link to the technical conservation advice and guidance web page: Technical conservation advice and guidance - Cornwall Council be added to the Design Code table on p.45?	Noted & updated	Point added in new Part 3 Key Issues table page 44 of V14 updated plan.
Devon & Cornwall Police (Designing out Crime Officer)	Policy DC1	Thank you for the opportunity to comment on the Redruth draft NDP. Apologies if I have missed it but while I note that crime is referenced within the proposed NDP this seems only in relation to ASB issues around the Brewery Quarter. There does not appear to be a wider reference to designing out crime/ASB in any of the wider proposed policies. Whilst these issues are covered in other national and council policies i feel they should also be included within the NDP. I believe most NDPs in Cornwall are including something generic within their NDP policies regarding designing out crime/disorder. I would therefore suggest that the following statement or similar is considered for inclusion within the NDP "All development proposals should consider the need to design out crime and disorder to ensure ongoing community safety and cohesion" . This can apply to all forms of development not just housing. Ensuring crime and ASB are designed out may be just as relevant for car parks, footpaths, play areas, commercial development etc. By designing out opportunities for crime and ASB at the outset will not only hopefully prevent or reduce these but very importantly also help reduce the fear of crime. This has become even more relevant recently with the emphasis on personal safety and measures designed to combat VAWG (violence against women and girls)	Noted and updated	The suggested statement has been added to DC1 Policy wording.
CC NP Team	Policy DC2	Amend policy title to 'Redruth Shopfront Design Code' . No comments on policy	Noted & updated	Policy DC2 policy title has been updated.
CC Heritage Team	Policy DC2	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: cornwall-shopfront-design-guide.pdf . CC is producing a Redruth appendix to this	Noted & updated	Policy DC2 wording & supporting text has been re-worded in-line with these

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
		guide by end March 2024 to highlight more specific issues in the town which could then promote local distinctiveness. Similar appendices for St Austell, Hayle and Newquay can be accessed here: Historic shopfronts and signage - Cornwall Council. An appendix to the Cornwall Shopfront Design Guide could be mentioned in the Design Code section of the table on p.45 and also the table on p.51 - should it be added also somewhere on the Policy Area: Climate Change p.56 and Policy DC2 table on p.58?		comments. The Redruth Shopfront Design Guide is now included as Appendix 15 of the NDP.
CC Heritage Team	Policy DC2	Policy Area DC2 table (p.58): would ensuring level access given the steep main street be worth adding as a principle in the table? The Cornwall Shopfront Design Guide has a section on accessibility (physical, sensory, etc.) on p.15 and related links on p.21. Accessibility is relevant to the internal shop layout as well as access from the street.	Noted & updated	This is now included as point 5.9 of the DC2 supporting text on page 72.
Environment Agency	Policy DC2	Shopfront design code. It is important that, where redevelopment of shopfronts occurs, the design code acknowledges the possible need to incorporate flood resilience measures (such as boards and flood doors) where that shop lies within a flood zone. Designing such features in rather than just retrofitting at a later stage can often lead to a more sympathetic result which is especially important in the World Heritage Site and/or Conservation Area.	Noted	This comment was passed to the CC Heritage Team creating the Redruth Shopfront Design Guide document.
English Heritage	Policies H1, H2 & H3.	We welcome Policy H1 (Redruth's World Heritage Site Status); Policy H2 (Development and Heritage) and H3 (Established Historic Pathway and Opeways). We also applaud the various exploratory and supporting studies, particularly the Redruth Town + World Heritage Site Spatial Vision + Investment Plan. This study shows sensitivity towards the local heritage and begins to explore the two major site allocations: the Brewery Site and the Fair Meadow site.	Noted	n/a
CC Heritage Team	Policies H1 & H2	Would suggest a review of Policy H2 and consider incorporating its ambitions within Policy H1 – we don't see the advantage in separating WHS and other heritage assets. Suggest reference is made to the 'Redruth Local List candidate assets' as a list of significant heritage buildings or structures but would also ensure that reference is made to the Cornwall and Isles of Scilly Historic Environment Record's Buildings Sites and Monuments layer as a dynamic list of identified heritage assets. Suggest that a requirement to consult the HER as part of any heritage related or Development Control applications	Noted & updated	The NDP met with CC Heritage team to discuss how to best achieve this. It was agreed that policies H1 & H2 should be switched around (re-ordered) & re-worded to achieve this. This has been done.

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
CC NP Team	Policy H1 Supporting Redruths WHS Status	<p>The WHS covers a large area, and it will be difficult to assess the impact of development on key views. Suggest the following alternative text to replace point 4 in the policy wording</p> <ul style="list-style-type: none"> Remove & encouraged & after it add the following paragraph <p>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.</p>	Noted & updated	This is now policy H2 in the updated V14 document. The wording has been updated as suggested.
CC Heritage Team	Policy H1	Pleased to see undesignated assets included within WHS but what about those that are outside or are not demonstrably part of the WHS OUV? Suggest omission of 'WHS' references from H1 - this will allow the policy to be applied to heritage assets both within and outside of the World Heritage Site. This will promote positive management of both the World Heritage Site and its wider setting	Noted & updated	This is now policy H1 in the updated V14 document. The wording has been updated as suggested so the policy is applied outside the WHS.
CC NP Team	Policy H3 Established historic pathways and opeways	<p>Minor change to policy text recommended:</p> <p>The historic pathways and opeways identified in Table 9 should be protected from loss or harm. New development that retains and enhances these existing historic pathways and opeways will be supported.</p>	Noted & updated	H3 policy wording has been updated as suggested.
CC Heritage Team	Policy H3:	Policy H3: Historic pathways & opeways (p.62) Would lighting be relevant here for security? A Character Appraisal Management Strategy action was for a lighting strategy for the town. Also, a lot of the detailing and materials of the public realm in the town centre is to a high standard and future similar work could use this as a reference	Noted & updated	H3 policy wording has been updated to include consideration of lighting.
CC NP Team	Policy H4 Linking Mining Assets to the Town Centre	<p>Minor change suggested:</p> <p>Proposals to connect Redruth Town Centre to the surrounding existing mineral tramways routes (e.g. Great Flat Lode, Coast to Coast Trail & Tolgus Trail) which would improve the tourism offer and make the trails more accessible to residents, will be supported.</p>	Noted & updated	H4 policy wording has been updated as suggested.

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CC Heritage Team	Policies H3 & H4	Policies H3 and H4: Would highlight the need to safeguard stiles and traditional hedge furniture	Noted & updated	H4 policy wording has been updated to include this.
CC Heritage Team	Housing Policy Introduction	Suggest simplification of introduction to Policy Area: Housing. Most of this information would be better provided as hyperlinks or appendices.	Noted & updated	This introduction has been re-written as new part 4 Housing Statement.
CC Affordable Housing Team	Affordable Housing	Thank you for consulting the affordable housing team and allowing us to comment on the draft Redruth Neighbourhood Development Plan. Comments are confined only to the affordable housing implications of this NDP and are made without prejudice to any recommendations of the Planning Authority. We would recommend that any future planning applications should be based on the latest Home Choice data to propose an appropriate housing mix that best meets the identified need within the Parish. I hope that this constructive feedback is useful in progressing the Neighbourhood Plan and thank you again for providing us with the opportunity to comment. Up to date housing figures are provided for Redruth.	Noted & updated	The figures in the new part 4 Housing Statement have been updated with the figures provided on Page 59, 4.10.
CC NP Team	Policy HS1 Development Boundary for Redruth	Remove the reference to rounding off in this policy as indicated. Rounding off is not permitted outside the development boundary. Policy 3 allows rounding off and is a strategic policy – NDPs cannot prevent rounding off that would be permitted under policy 3 (this has been confirmed by recent appeal decisions).	Noted & updated	Policy HS1 wording has been updated as suggested.
Natural England	Policy HS1	The development boundary position is not very tightly drawn to the current built up area in some locations. This includes, but may not be limited to: the NE corner, NW corner and the southern edge. It is not clear why this is the case – perhaps it is to include protected green space or previously allocated sites. However, if the development boundary has been drawn to encourage development on these included undeveloped parcels of land, additional evidence should be presented to justify this, as they are in effect, site allocations. We are highlighting this as residential development in some of these areas could potentially cause adverse effects on West Cornwall Bryophytes SSSI. Non-residential development in these areas could cause adverse effects on additional SSSI such as Carrine Common & Penwethers, Godrevy Head to St Agnes, Nance Wood and Carrick Heaths. We also note that a large proportion of the Redruth Neighbourhood Plan area is within the Zone of Influence for the Penhale Dunes SAC and/or the Fal and Helford SAC,	Noted & updated	The map has been re-drawn on page 90, map 9 so the line is clearer. The supporting text has been re-written to include the explanation of the boundary line which has a long history. This is now points 5.23 -5.26. No sites are being allocated in this NDP. The Redruth NDP has an SEA and a HRA.

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		<p>within which impacts of residential and tourist development on the protected sites would arise in the absence of appropriate mitigation. The competent authority will need to take this in to consideration in their Habitats Regulations Assessment, if land is indeed being allocated for development. It would also be beneficial to the reader if the strategic mitigation was mentioned in policy. We would welcome a context map included within the plan itself, in the Introduction. This should highlight the importance of the surrounding protected sites, including the Penhale Dunes SAC and Fal and Helford SAC. These are important designations to show as they are the basis for the requirement of the strategic mitigation contribution for residential development. Please note that the LPA should satisfy themselves that the level of development proposed in the Redruth Neighbourhood Plan can be appropriately mitigated through existing strategic mitigation. This would be of particular concern where the level of proposed development in the Neighbourhood Plan differed to that within the Local Plan. Map 11 It would be beneficial to include allocated sites and sizeable sites already with planning permission on the boundary map, as well as green spaces. This could help to justify the development boundary location. Evidence for Boundary Location and Site Allocations We were unable to locate evidence to explain the position the development boundary. Nor for the proposed change in location of the boundary shown on map 11. In the interest of good planning, Natural England advises that the Neighbourhood Planning Group should consider preparing a topic paper that sets out their methodology for identifying the position of the settlement boundary. If areas are to be included for development, evidence should be presented that the areas have been assessed for their suitability for development, and their reasons for selecting those areas in preference to any other areas considered for development. This will also help inform the measures or layout that may be required to mitigate any significant impacts on the SSSIs. Soils should be valued as a finite multi-functional resource which underpins our wellbeing and prosperity.</p>		
CC Affordable Housing Team	Policy HS1	This policy supports a brownfield first approach to new development.	Noted	n/a
Environment Agency	Policy HS1	In relation to the 2 additional areas outlined in red which the Plan states are amendments following consultation, we would bring to your attention that both areas are currently quite green, particularly the wooded area to the NE of Redruth. Development of these areas is therefore likely to lead to the loss of existing	Noted & updated	The map was not clear as these areas have been removed and not added. The map has been

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		established green infrastructure and habitat and be subject to Biodiversity Net Gain under the Environment Act		re-drawn on page 90, map 9 so the line is clearer.
CC NP Team	Policy HS2 Housing	<p>It's not clear what the policy is aiming at – requiring accessible standards for ALL new development will add cost. The CLP requires that on larger schemes, 25% of homes meet these standards. It would be better to refer to Building Regs part M4(2) which relates to accessible and adaptable dwellings (as referenced in the CLP (Policy 13), it is also a recognised standard.</p> <p>Suggested text:</p> <p>Policy HS2: Housing Mix</p> <p>Development that provides an appropriate mix of housing types, sizes and tenures to meet local needs and to create a balanced community will be supported. Major developments will be supported where they deliver a minimum of 25% accessible and adaptable dwellings in line with CLP Policy 13.</p> <p>Supporting text</p> <p>You could talk about the HAPPI principles in the supporting text and identify the principles that are important to creating homes that are suitable for an ageing population.</p>	Noted & updated	Policies HS2 and HS3 as presented in the V13 document have been combined and re-worded in the updated document as policy HS2. The suggested wording has been included.
CC NP Team	Policy HS3 Affordable Housing	The policy does not really say anything that is not already covered in CLP policies 8 and 9. The policy text is also unfinished? Suggest that we review the policy intent and suggest some wording	Noted & updated	This separate policy has been removed & is now combined with policy HS2.
CC Affordable Housing Team	Policy HS3	Reference to 'affordable housing may differ from open market provision where it is demonstrated to meet an identified local need' requires further clarification for example in which ways may the properties differ.	Noted & updated	This separate policy has been removed & is now combined with policy HS2.
CC NP Team	Policy HS4 Mixed Development	'Mixed Use' usually refers to schemes which include residential and commercial uses so the policy title could be confusing. I suggest that you combine HS2, 3 and 4 to support a housing mix that meets Local needs and delivers a mixed community, including housing suitable for older residents. – wording suggested under policy HS2.	Noted & updated	This separate policy has been removed & is now combined with policy HS2.
CC Affordable Housing Team	Policy HS4	Reference to demonstrating local need, reference to viability and also maintaining local connection for future occupiers is supported.	Noted & updated	This separate policy has been removed & is now combined with policy HS2. This reference is retained in policy HS2.

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CC Heritage Team	Policies HS1 - 4	Suggest reference to Cornish Distinctiveness within policies HS1-4 Cornish Distinctiveness Let's Talk Cornwall.	Noted	This is included in the supporting information for Policy DC1 so isn't repeated here.
Environment Agency	Policies HS1 - 4	Although there is mention in the housing section of the Climate SPD, we would suggest that specific mention is made here to incorporation of climate resilient measures into new housing (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).	Noted & updated	This has been included in the new policy wording for policy HS2.
Environment Agency	Policy HS5	As this policy sits under Housing rather than transport it is perhaps worth the supporting text mentioning that where such conversions are in the flood zone, flood resilience measures should be incorporated and ground floor sleeping accommodation should be avoided	Noted & updated	This is now policy HS3 & the points have been added to the policy wording.
CC Heritage Team	Town Centre Policy Section	Suggest simplification of introduction to Policy Area: Town centre – perhaps a summary document as an appendix. Collect Policies T1-T5 together on the same page. Would be good to see Cornish Distinctiveness referenced	Noted & updated	The text has been extensively reduced & a summary document of the investment plan has been created as new appendix 5. It hasn't been possible to get the policies on the same page.
CC NP Team	Policy Town Centre T1	Map 12 – Note that Use classes have changed since the map was drawn. The old 'A' classes have changed into a new 'E' class (or 'sui generis' use). – you can find a useful summary here England - Use Class Order March23.indd (lichfields.uk)	Noted & updated	A note has been added to the Map 10 key on page 100.
Environment Agency	Policy T1	Despite it being noted several times in the Plan such as 3.45 and in survey results mentioned earlier, that there is a lack of green civic space in the town centre neither the objective nor policy specifically mention this. We would suggest that the wording be altered to say ...' a more engaging, sustainable, <u>green</u> and vibrant place...' . such inclusion of the green agenda not only improves the aesthetic and amenity of the space but will help with climate change adaptation also.	Noted & updated.	An Executive Summary of the Investment Plan is new appendix 5. This is the subject of Policy T1 and deals with this issue & has been added to T1 policy wording
CC NP Team	Policy T2 Primary Retail Frontage	The 2021 change to use classes makes it easier to switch from one retail use to another without planning permission. Suggest changing the policy text to: T2: Change of Use in Redruth Town Centre 1. Where planning permission is required, proposals to switch from one commercial use to another commercial use in the primary retail frontages	Noted & updated	The wording of Policy T2 has been updated as suggested.

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		<p>indicated on Map 12 will be supported where there are no negative impacts on near neighbours.</p> <ol style="list-style-type: none"> 2. Outside of the primary retail frontage area but within the town centre boundary as indicated on Map 12, 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. 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 4. A) separate access to the upper floors or the rear is available or will be created 5. B) where the creation of residential units will not have a negative impact on the viability of existing town centre businesses 6. C) where the proposal will enhance or protect the historic character of the town centre. 		
CC NP Team	Policy T3	Suggest that this policy is merged with policy T2 as suggested above.	Noted & updated	Policy T3 has been merged with Policy T2 as suggested.
Environment Agency	Policy T3	T3 – where this converted use is to residential and in the flood zone it should be considered safe from flood risk.	Noted & updated	Included in new policy T2 wording.
CC NP Team	Policy T4 Fairmeadow retail allocation	<p>Suggested alternative text:</p> <p>Policy T4: Fairmeadow Car Park</p> <p>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 [documents] 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).</p>	Noted & updated	New Policy T3 has been re-worded as suggested.
English Heritage	Policy T4 & T5	<p>We note that the draft Neighbourhood Plan makes two specific site allocations for development: Policy T5 (the Brewery Site) and Policy T4 (the Fair Meadow site). Given this, we would usually expect to see a rigorous, heritage evidence base and justifications that explore the potential risk of harm to the various heritage assets, at each of the named sites. It would be normal to have a brief assessment, at each site and a narrative, with recommendations as to how any proposed development might avoid, or mitigate potential harm.</p>	Redruth NDP don't consider we are allocating these sites.	This is new Policy T3 & T4. The requirement for a Heritage Impact Statement has been added to the wording of both policies.

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English Heritage	Policy T4 & T5	<p>Appendix 2a, 2b and 2c lays out a comprehensive list of heritage assets; however, as yet, there is no thoroughgoing assessment of the assets; identifying which may be at risk of harm and what that harm might amount to. The Strategic Environmental Assessment sets out a basic heritage survey and provides a map of heritage assets on page 77. Unfortunately, this map is too zoomed-out to illustrate the critical relationships between the heritage assets and the two key allocated development sites. Therefore, we recommend making two further, more zoomed-in, maps that more clearly reveal these critical relationships. This exercise ought to be accompanied by an assessment of each potentially affected heritage asset, by a bona-fide heritage professional, that considers the risk of harm and any mitigations that might be required. Such a narrative has been started, in the preamble to the two policies, but is not yet comprehensive enough to provide the required evidence-base and convincing justification for the two site allocation policies.</p> <p>We are encouraged by the preamble for the two site allocation policies T4 and T5 that require a Heritage Impact Statement to accompany any development proposals which may come forward. However, we think that this requirement ought to be explicitly expressed in the wording of the final policies themselves (within the green box).</p>	Noted & Action taken.	<p>The Redruth NDP worked with the English Heritage Cornwall Heritage List project which has assessed the assets. The work has been aligned.</p> <p>2 new maps have been added to the updated document showing the Heritage Assets near Fairmeadow & the Brewery site (Maps 11 and 13 on pages 103 & 108 respectively).</p> <p>The need for a HIA has been added to policy wording T3 & T4 in the final updated plan.</p>
Environment Agency	Policy T5	<p>T5 – Redruth Brewery site. The majority of this site lies within flood zones 2 and 3. The Design criteria section 3.75 should highlight this and thus that a Flood Risk Assessment will be required for redevelopment and any proposed use should be flood resilient and an appropriate use.</p> <p>3.76 does list flooding as a constraint however this intimates that our EA flood maps are likely to be altered as a result of some flood alleviation works. This is not likely to be the case as the flood mapping itself does not factor in flood defences, however a site specific flood risk assessment will be required and this will inform any redevelopment so we would instead propose this wording reads: <i>‘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’.</i></p>	Noted & updated	<p>The wording has been updated included in the design criteria point 5.57 on pages 106 and 107 which is referenced in new policy T4.</p> <p>Point 5.58 on pages 108 & 109 has also been updated.</p> <p>This is policy T4 in the V14 document.</p>

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
Ministry of Defence	Policy T5	The proposed development area allocated for Redruth Brewery Site re-development is within the technical safeguarding zone for RAF Portreath. In order to provide a broader representation of MOD interests, and to ensure prospective developers are aware of the implications of developing within an area containing MOD safeguarded zones, it is requested that the wording of Policy T5 is supplemented with a statement explaining that applications for development which would not compromise, restrict or otherwise degrade the operational capability of safeguarded MOD sites and assets will be supported. Additionally, we request that Policy T5 is supplemented with provision that applications for development do not compromise, restrict, or otherwise degrade the operational capability of safeguarded MOD sites and assets.	Noted & updated	This has been added to paragraph 5.57, the design criteria for the Redruth Brewery Site which is referenced in Policy T4 wording.
CC Heritage Team	Policy BE2:	Would suggest reference to Cornish Distinctiveness guidance and in rural settings especially policies BE2: d/e we would suggest reference to the Farmsteads guidance but also highlight risk of loss of stiles and other hedge furniture at BE2:c	Noted updated	The policy wording for Policy BE2 has been updated to include this point.
CC NP Team	Policy BE2 New Business Development	Minor changes suggested to policy text. Proposals for development to support new and expanding businesses which align with the aims of the Cornwall Strategic Economic Plan, Climate Emergency DPD or deliver attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes and other commercial uses, will be supported where subject to the following criteria: a) the proposal it 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 it includes where possible measures to improve access on foot, cycling or public transport; d) If in a rural area: 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	Noted & updated	The policy wording for Policy BE2 has been updated as suggested.

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
		<p>d. Where appropriate and feasible, it supports opportunities to make the location more sustainable by improving the scope for access accessibility on foot, by cycling or by public transport; and.</p> <p>e. the proposal will preserve Refer to the Farmsteads guidance & preserve any existing stiles and other hedge furniture in accordance with the Farmsteads Guidance.</p> <p>e) If the proposal is for the conversion of an existing building, a conversion:</p> <p>a. The building is capable of change or conversion without the need for major extension or rebuilding; and</p> <p>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</p> <p>c. There is no loss of residential dwellings; and</p> <p>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.</p>		
Environment Agency	Policy BE2	1 should read ...climate emergency DPD and deliver attractive... rather than OR. Adherence to the aims of the Climate DPD should be required for all development. On employment units this should include climate resilience such as car park trees, renewable energy, grey water recycling, water efficiency measures and electric car charging.	Noted and actioned	The policy wording for Policy BE2 has been updated as suggested.
National Highways	Policy BE2	Policy BE2 refers to New Business Development. Whilst we have no specific issue with this policy, it should be understood that 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.	Noted and actioned.	The policy wording for Policy BE2 has been updated as suggested.
CC NP Team	Policy TR1 Cycling and Walking Routes	<p>Suggested alternative text for the policy:</p> <ol style="list-style-type: none"> 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. Proposals that affect existing walking and cycling routes will be supported where public access is maintained. Any changes to the route must be agreed 	Noted and actioned	The policy wording for Policy TR1 has been updated as suggested.

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		<p>and approved as part of the planning approval process. Any replacement route must offer the same or better access than the previous route.</p> <p>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.</p> <p>You may also want to include something like this:</p> <p>Major development proposals should provide for appropriate and practical pedestrian and cycling routes that link to existing footpaths, cycle paths and/or the town centre or other key facilities.</p>		
Environment Agency	Policy TR1	TR1 is welcomed and also a good strategy for incorporating more green fingers and wildlife corridors into the town as part of this connectivity and routes.	Noted	n/a
Network Rail	Policy TR1	<p><u>Level Crossings:</u> Any development of land which would result in a material increase or significant change in the character of traffic using rail crossings should be refused unless, in consultation with Network Rail, it can either be demonstrated that they safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission. There are 3 level crossings within the plan area that will be affected by future development: These are</p> <ul style="list-style-type: none"> • Wheal Bois (footpath crossing) TR16 5AB • Treleigh (Footpath Crossing with Miniature Stop Lights) TR16 4AW • Trevingey (Footpath Crossing with Miniature Stop Lights) TR15 3AR <p>Cornwall Local Plan DPD allocations within the Redruth area will affect these crossings.</p> <p>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. Without significant consultation with Network Rail and if proved as required, approved mitigation measures, Network Rail would be extremely concerned if any future development impacts on the safety and operation of any of the level crossings listed above. The safety of the operational railway and of those crossing it is of the highest importance to Network Rail.</p>	Noted and actioned	<p>A summary of this information has been added to the supporting copy for policy TR1 as points 5.69 – 5.71 on pages 120 & 121 of the updated document.</p> <p>The policy wording for Policy TR1 has also been updated to include the 3 level crossing.</p>

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
		<p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p>The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway:-</p> <p>Where active transport is promoted plans should consider the risks associated with PROW routes over level crossings. Where development impacts a level crossing this should be assessed in a submitted transport assessment and appropriate mitigation should be provided by the developer to address the adverse impacts caused to the LC by development.</p>		
CC Heritage Team	Policies TR1-TR3 and GI1/2	Policies TR1-TR3 and GI1/2 highlight threat to rural pathways, stiles, holloways and hedge furniture	Noted & actioned	This has been included in Policy H4, which will cover any relevant areas relating to TR1 and TR2. Policy GI2 has had to be removed.
Environment Agency	Policy TR3 Electric Charging	3.86 has a typo ‘...vehicle charging did not <u>existing</u> in Redruth.’ TR3 is welcomed and supported.	Noted & actioned	Typo corrected in current point 5.72 on page 123.
CC NP Team	Policy GI1 Green Infrastructure	<p>Simplified Policy text.</p> <p>GI1: Green Infrastructure</p> <p>This plan supports the vision and objectives of the CPIR Green Infrastructure Strategy.</p> <p>New development in the Redruth NDP Area should contribute to the delivery of the proposals for Redruth as set out in the Strategy.</p> <p>Supporting text – include the descriptive content from the draft plan:</p>	Noted & actioned	Policy wording on GI1 has been amended as suggested.
CC Open Spaces Team	Policy GI1	Policy GI1 focuses on short, medium and long-term aspirations, which is really useful. One minor error – at Cemeteries and Churchyards it should read St Day Cemetery.	Noted & actioned	Policy wording GI1 has been corrected as suggested
Environment Agency	Policy GI1	Policy GI1 also welcomed although the last bullet could be more prominent as increased tree planting, increasing biodiversity and properly planning and	Noted & actioned	Policy wording on GI1 has been amended as suggested.

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		incorporating green spaces into new development are perhaps worthy of a bullet each in their own right rather than a grouped one at the end.		
CC NP Team	Policy GI2 Safeguard and enhance green spaces within the town development boundary	Is the intention here to designate these spaces as Local Green Space (LGS)? The designation protects land from inappropriate development (in the same way that a green belt designation does) but there are requirements that the proposed designations need to meet. Some of the sites listed will already have some protection (for example as registered parks and gardens) – suggest that we review this policy and identify those sites that meet the LGS requirements if this is the intention. See also the comment from the Public Open Space officer.	Noted & actioned	GI2 - This policy has been removed as we haven't followed the correct process to evidence it.
CC Open Spaces Team	Policy GI2	Policy GI2 Table 12 looks to protect a number of the open space. However, we would recommend a review e.g. Graham Road POS on Beckett Close, which has since been re-developed. We would also disagree that all four of the Town Farm Green Spaces off Falmouth Road are worthy of conservation. The two smaller ones should not have been included in the strategic open space mapping and have subsequently been omitted. As the landowner, CC would seek to challenge the evidence for LGS protection and CC is likely to insist on reserving the ability to dispose of parts of the smaller greens, where it makes sense from a management perspective. Note that neither of these sites are listed with explanatory detail in the version of Appendix 8 on the Redruth NDP web-page, as stated at the bottom of page 97	Noted & actioned	GI2 - This policy & the table have been removed from the document. The Green Spaces Appendix 6 has been updated.
Natural England	Policy G12	Policy GI2: Safeguard and enhance green spaces within the town development boundary Natural England welcomes the inclusion of a list of green spaces to be protected in the Redruth Neighbourhood Plan. It would be beneficial for the reader, if these green spaces were also included on some of the maps within the plan. For example, it might clarify why the boundary is in a certain position and highlight potential opportunities to increase biodiversity	Noted & actioned	GI2 - This policy has unfortunately had to be removed from the final document
Environment Agency	Policy G12	GI2 is welcomed but suggest 3.89 says ' <i>The following table lists the green spaces within the town development boundary that this policy wishes to protect <u>and enhance</u></i> ' Its not clear from the policy wording if GI2's aim is to prevent any development on these sites? If so this isn't clear and as no loss to 'character or amenity' does not explicitly prevent their reduction in size if this is the intention.	Noted & actioned	GI2 - This policy has unfortunately had to be removed from the final document

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
CC Public Health Team	Policy HE1. Ensure the future Health Provision is appropriate.	Thank you for the opportunity to comment on the Redruth NDP. Spatial Planning for Health includes 5 themes of Neighbourhood design, housing, access to healthier foods, natural and sustainable environment and transport that evidence impact on health and wellbeing. These 5 themes have been used to assess the NDP. It is recognised that some of the sections may not be relevant to small scale and rural nature of some NDPs. Up to date key information and data is provided.	Noted & actioned	Key information has been added to the Health supporting text.
Natural England	The SEA	Paragraph 1.7 The SEA states that 'the Redruth Neighbourhood Plan is no longer seeking to allocate land for housing or development'. We advise that the Local Planning Authority need to be satisfied that, if undeveloped parcels of land (including allocations) are to be retained within the development boundary, the Neighbourhood Plan is supported by appropriate evidence and/or explanation, and provides adequate protection to the Sites of Special Scientific Interest (SSSI). If mitigation is required for this, further evidence is likely required for this to be able to happen.	Noted	The Boundary line is long established and in the majority drawn along road/ other existing features.
Natural England	The HRA	4. Test of LSE 4.14 The HRA states that 'as no sites have been directly allocated for development, all policies could be screened out of Appropriate Assessment'. We advise that the Local Planning Authority need to be satisfied that, if undeveloped parcels of land (including allocations) are to be retained within the development boundary, the Neighbourhood Plan is supported by appropriate evidence and/or explanation, and provides adequate protection to Penhale Dunes SAC and/or the Fal and Helford SAC. The LPA should satisfy themselves that the level of development proposed in the Redruth Neighbourhood Plan can be appropriately mitigated through existing strategic mitigation. This would be of particular concern where the level of proposed development in the Neighbourhood Plan differed to that within the Local Plan.	Noted.	n/a
Natural England	The HRA	5.6 Natural England agree with the conclusion that 'It is recommended that the Redruth Neighbourhood plan state that any planning application for housing will need to ensure it provides a HRA and suitable mitigation as identified in the Cornwall European sites SPD. ', however we note that this has not yet been included in the plan.	Noted & actioned	This has been added to the policy wording of policy HS2.
CC Heritage Team & HSHAZ	Appendices	Appendices p.6: we would recommend separating out the WHS Management Plan from the title of the 'Redruth Vision & Investment Plan' that was done by Lavigne Lonsdale (essentially, the title is wrong). You could also add the 'Redruth Town Centre Master Plan' also undertaken by Lavigne Lonsdale.	Noted & actioned	Title of document has been changed. An executive summary document is being created & is referenced in V14.

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
Cornwall Centre for Culture & the Arts CIC	Appendix 13	The entry for the Methodist Chapel says 'The Ladder is identified as a significant heritage building for repair & re-use in the 2022 Redruth Vision & Investment document. Proposal for an inclusive and affordable multipurpose events, concert, theatre, comedy, music space. Cornwall Centre for Culture + the Arts CIC has been set up with 6 trustees.' Could we alter that first bit?! Also for completeness we now have 7 directors (not trustees), soon to become 9.	Noted & actioned	The information has been updated in the current Appendix 11
Cornwall Council NP Team	General	Thank you for reflecting much of our earlier feedback in the Reg 14 version of the plan.	Noted	
CC NP Team	General	There are lots of links throughout the document, we recommend that links are not included in your NDP document as they can become broken or out of date. Including the full name of the document that is referred to should make it easy to search for and find.	Noted & actioned	External website links have been removed from the V14 NDP document. Names of documents have been reviewed.
Carn Brea Parish Council	General	I am writing to you on behalf of Carn Brea Parish Council following your email regarding the Regulation 14 consultation. The Council wish to thank Redruth Town Council for the opportunity to review the plan as a consultee, however have no comments to make.	Noted	None required
St Agnes Parish Council	General	St Agnes Parish Council's Planning Committee considered your request and reviewed your draft NDP document at their meeting last evening. There were no specific comments/issues raised and the following was agreed: RESOLVED to acknowledge thanks to Redruth Town Council for producing an interesting and comprehensive document. The Committee wished the best of luck to Redruth TC for the NDP examination phase. Please pass on these sentiments to the relevant parties.	Noted	None required
National Grid	General	An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area.	Noted	None required.
National Gas	General	An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.	Noted	None required.

Consultee	Topic	Comment made	Redruth NDP Response	Changes made to the Neighbourhood Plan
National Highways	General	<p>Thank you for providing National Highways with the opportunity to comment on the pre-submission draft of the Redruth Neighbourhood Development Plan. As you are aware, we are the strategic highway authority responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A30 which passes through the Plan area and includes the A30/A3047 Avers Junction.</p> <p>We have reviewed the Plan's proposed policies and consider that these are unlikely to directly lead to a scale of development which would adversely impact on the safe and efficient operation of the A30. The existing adopted allocation at Tolgus is referenced but we note that additional housing sites are not proposed for allocation within the NDP. However, we would make a few specific comments as follows.</p> <p>There appears to be an error in respect of the map referenced in policy HS1 in relation to the proposed Redruth development boundary – the policy refers to Map 9 but it would appear that this should be Map 11.</p>	Noted & updated	In Policy HS1 the map number has been checked and updated.
Sport England	General	General guidance provided on assessments of need and strategies for indoor and outdoor sports facilities & new housing and new development.	Noted	None required.
Redruth Chamber of Commerce	General	At the December meeting the Redruth NDP was supported.	Noted	None required
HSHAZ	General	Would you mind correcting the spelling please for 'Hemingway Design' – you currently have it as 'Hemmingway' in a number of places.	Actioned	The spelling has been checked and corrected throughout the document.