

PP4 Camborne, Pool and Redruth Community Network Area

Introduction

7.0 The Camborne, Pool and Redruth Community Network Area covers the parishes of Camborne, Carharrack, Carn Brea, Gwennap, Illogan, Lanner, Portreath, Redruth, St Day and Stithians.

Key Facts

Population 2007: **59,100**

Dwellings 2010: **26,680** (10.5% Cornwall)

Past housing build rates 1991-2010: **4,084**

CPR completions 2001-2010 – 1624 (180pa)

Housing need (preferred area) 2012: **1,307** (Bands A-D) plus **1,397** (Band E) equates to 11.4% and 9.5% of Cornwall total respectively

Existing housing commitments 2010-2012: **3,089**

Camborne/Pool/Redruth employees estimate (2011):

Full time: **12,071** Part-time: **7,231**

Objectives

7.1 Specific objectives to be addressed in planning for the Camborne Pool Redruth Community Network Area include:

Objective 1 – Employment

Enable higher quality employment opportunities by sustaining and enhancing the area's role as one of Cornwall's primary employment hubs.

Objective 2 – Housing

Deliver housing growth that will help facilitate the area's economic aspirations, whilst also delivering much needed affordable housing for local residents.

Objective 3 – Retail

Enhance the community network area's retail offer, providing different but complementary roles for Camborne, Pool and Redruth, strengthening comparison shopping in particular.

Objective 4 - Education

Consolidate and enhance the community network area's education opportunities, including Cornwall College.

Objective 5 – Regeneration

Reduce deprivation and support regeneration and growth through allocation of land for services, provision of infrastructure (including open space and enhanced sports and leisure facilities) and through high quality design.

Objective 6 – Transport Infrastructure

Deliver the highway and sustainable transport infrastructure needed to support the delivery of the area's regeneration – including the east-west link road and improved access into Redruth town centre.

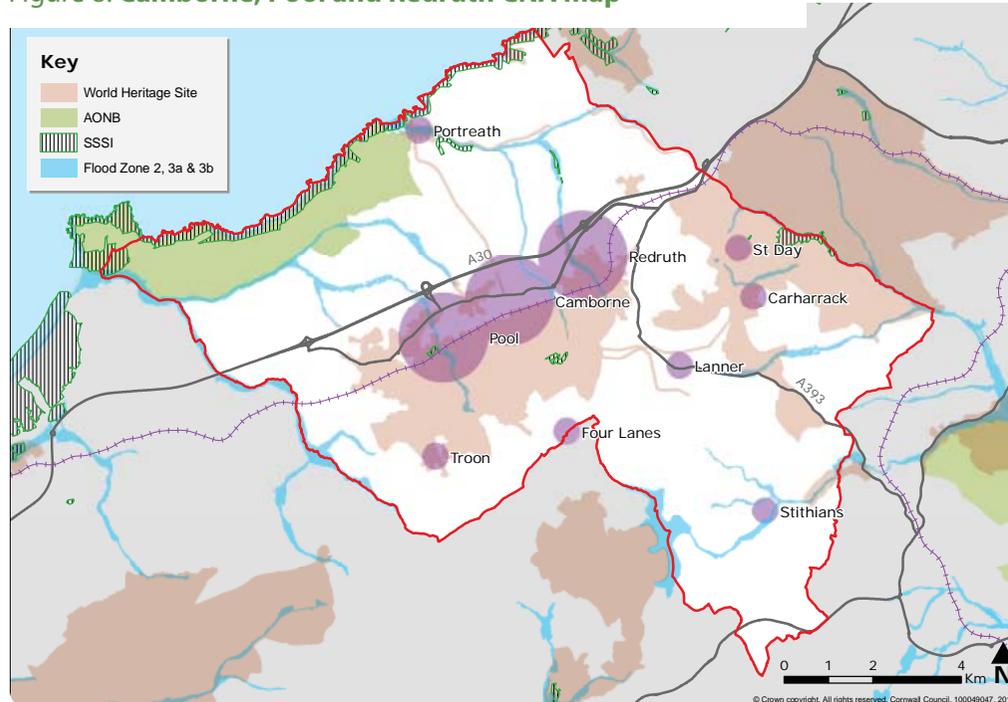
Objective 7 – Contaminated Land

Continue remediation of the area's contaminated land, in doing so regenerating underused or derelict sites for housing, leisure and employment uses.

Objective 8 – Environment

For CPIR to be renowned as a destination for cultural and heritage related tourism; in doing so acting as the hub for experiencing the World Heritage Site. Maintain the separate identities of Camborne, Pool, Illogan and Redruth, whilst utilising their collective strength.

Figure 8: Camborne, Pool and Redruth CNA map



The strategy seeks to replace unsustainable past competition between the towns, with a strategy that promotes a coordinated response

Development Strategy

7.2 A fundamental principle of the strategy is to break down historic administrative boundaries and create an integrated spatial strategy that makes the most of CPIR's collective assets, in doing so maximising the opportunity to continue the regeneration of CPIR. The strategy seeks to replace unsustainable past competition between the towns, with a strategy that promotes a coordinated response for the whole of CPIR; with each community supporting a collective effort, whilst still delivering a distinct set of objectives within their own area.

7.3 The successful regeneration of CPIR will require a holistic approach, but future built development will play a critical role; from delivering higher design standards to new / enhanced services and facilities; and from more / better quality employment opportunities to a reinvigorated retail offer.

7.4 With Pool sitting at the heart of the CPIR conurbation, together with the fact that it contains a significant amount of underused and derelict brownfield land, it represents both a regeneration

priority and an opportunity to create a natural strategic hub for CPIR. As a result, Pool should deliver employment space and strategic services and facilities that the whole of the CPIR area would seek to benefit from. In addition, in delivering these strategic resources for the whole of CPIR, a further aim is to ensure Pool is recognised as a community and destination in its own right.

7.5 Gravitating out from this central location, the use of other underused or derelict brownfield resources are being prioritised for development, such as Tuckingmill, Boilerworks and Dolcoath, which will deliver residential focused development, to respect their predominately residential setting; but also introducing some employment uses and other facilities that will add vibrancy to the development and help support the surrounding areas.

Housing

7.6 In delivering CPIR's housing target, priority should be given to the existing brownfield assets; however greenfield development may be required to support delivery of housing

and economic growth particularly in the later stages of the plan period; the identification of appropriate greenfield development options will be established in the Cornwall Allocations Development Plan Document.

Employment

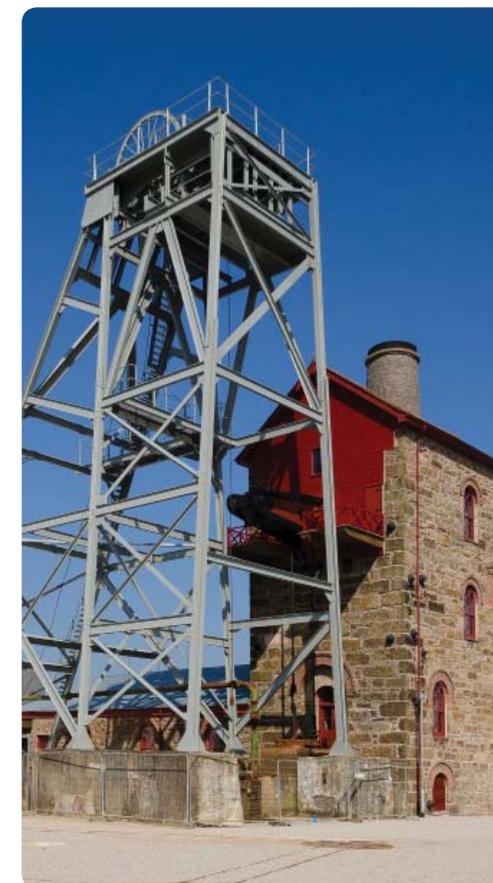
7.7 Future development of industrial employment should be directed primarily to CPIR's existing industrial estates (e.g. Cardrew, Treleigh, Tolvaddon, Barncoose). Opportunities to deliver office development should be prioritised to the town centres; where this is not possible, Pool represents CPIR's primary opportunity to create a hub for high quality office accommodation. In addition, it would be expected that some light industrial and office uses will be dispersed amongst the larger residential developments, to offer a mix of uses. This strategy enables a natural prioritisation of economic roles between the communities, with Redruth and East Pool having a greater focus on industrial development; whilst West Pool and Camborne focusing more on office development.

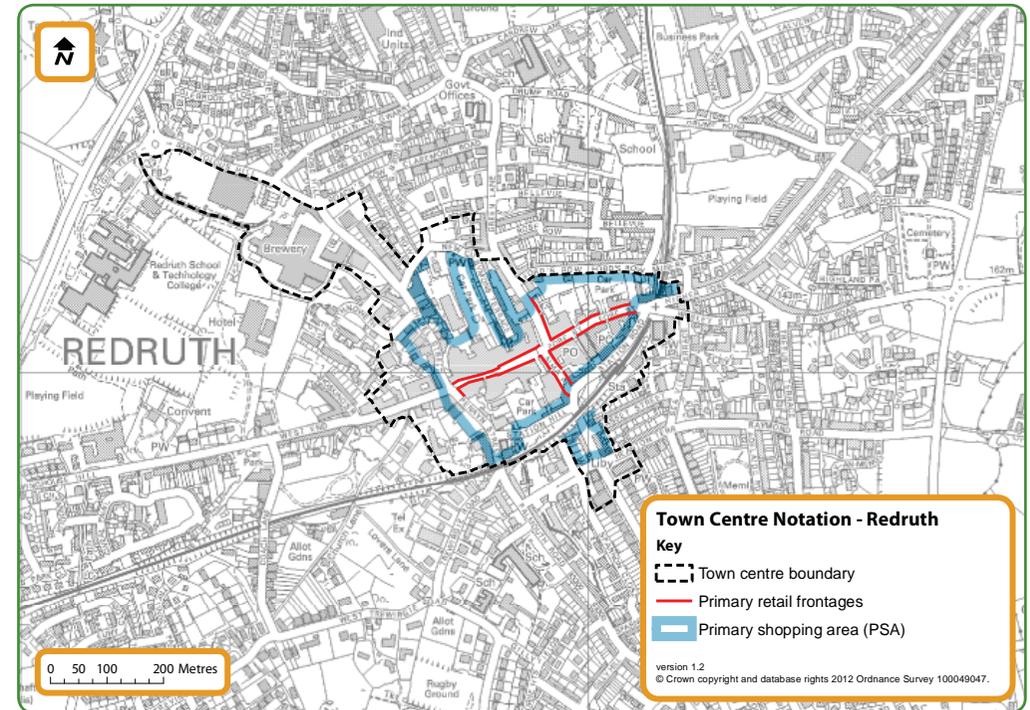
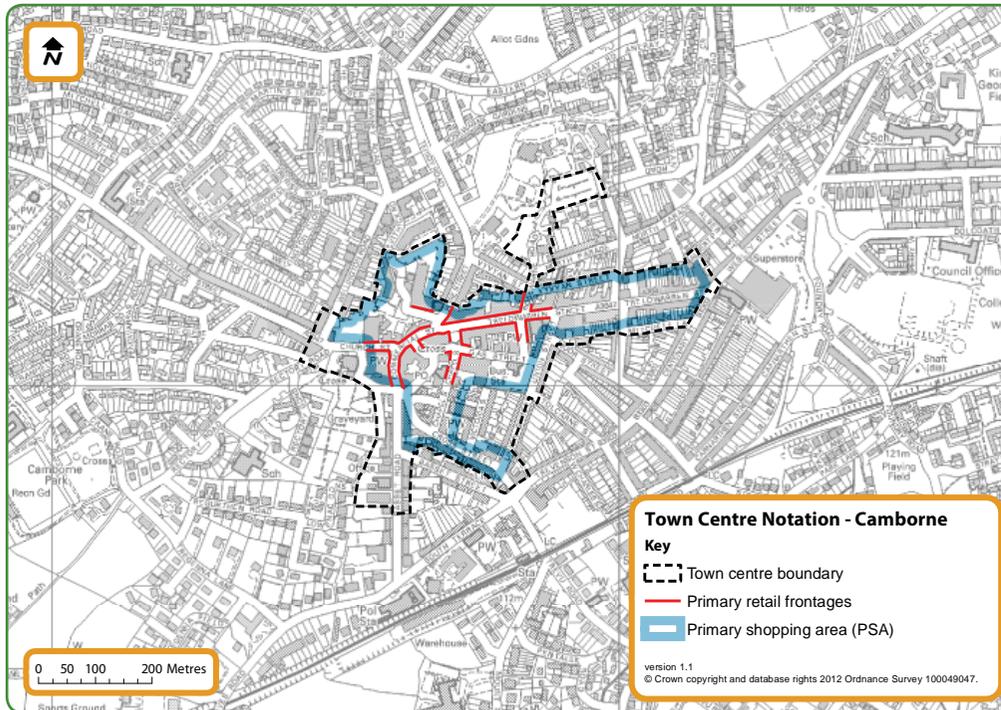
7.8 CPIR's retail offer does not reflect that of Cornwall's largest conurbation, as a result a significant proportion of local residents' comparison retail expenditure is lost to other areas. In moving forward the strategy seeks to provide for the additional demand arising from the growing population, plus seek to recover some of the local residents' lost comparison retail expenditure from other areas. The strategy seeks to maintain Camborne and Redruth Town Centres as their communities' primary retail and service centres; however it is also recognised that the towns alone would not be able to deliver the scale of retail growth that is required. As a result:

- Camborne and Redruth Town Centres – Improve the quality of the offer, in doing so focusing predominately on smaller multiples and independent stores. In delivering future retail growth the Bus Depot represents the main opportunity within Camborne; whilst in Redruth an opportunity exists to expand on to one of Redruth's existing town centre car parks.

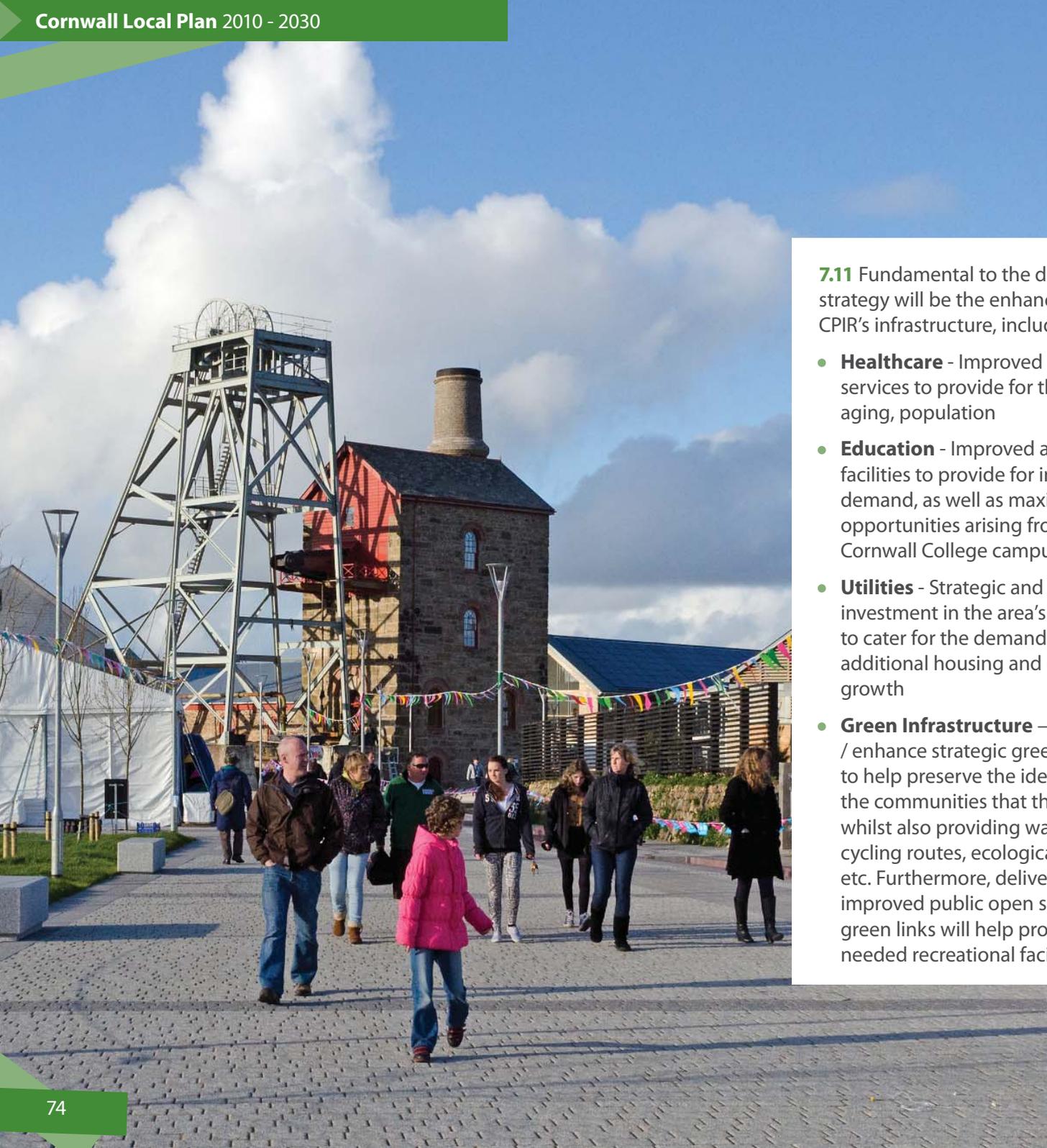
- Pool – Provide a complementary offer to the two towns, in doing so continuing to offer a location within CPIR for larger footprint stores, which the two towns find hard to accommodate. However, in moving forward the offer should move from being an uncoordinated collection of operators, to a well planned high quality retail offer that fits well within its setting. (More detail on the scale and location of development will be available within the CPIR Town Framework).

7.9 Finally, due to the growth of internet shopping, it is recognised that if any of these centres are to flourish they need to develop complementary leisure/ tourism roles – providing a destination where the shops form part, albeit the most important part, of a wider experience.





Fundamental to the delivery of the strategy will be the enhancement of CPIR's infrastructure



7.11 Fundamental to the delivery of the strategy will be the enhancement of CPIR's infrastructure, including:

- **Healthcare** - Improved healthcare services to provide for the larger, and aging, population
- **Education** - Improved academic facilities to provide for increasing demand, as well as maximise the opportunities arising from the Cornwall College campus;
- **Utilities** - Strategic and localised investment in the area's utilities to cater for the demand from the additional housing and economic growth
- **Green Infrastructure** – Maintaining / enhance strategic green corridors to help preserve the identities of the communities that they separate; whilst also providing walking and cycling routes, ecological corridors, etc. Furthermore, deliver new and improved public open space and green links will help provide much needed recreational facilities, whilst

also helping to deliver some of the sustainable transport objectives

- **Transportation** - The enhancement and promotion of sustainable transport options forms the heart of CPIR's transportation strategy, although it is recognised that highway improvements will also be required – such as the development of the East-West Link Road.

Housing requirements

7.12 The Community Network Area should plan for around of 4,500 dwellings (about 225 dwellings per year) over the period between 2010 and 2030.

7.13 As the main settlements with good employment and transport provision, Camborne, Pool and Redruth will be required to accommodate the majority of those dwellings. Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas.

Policy PP4 – Camborne, Pool and Redruth CNA

1. Development will be permitted where it can be demonstrated that the following priorities for Camborne, pool and Redruth can be satisfied:

- a. The protection of the vitality and viability of Camborne and Redruth town centres through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;
- b. The provision of around 42,500sqm of B1a office accommodation and 24,850sqm of new industrial space has been identified. This has the potential of accommodating 2,850 jobs over the plan period;

- c. The provision of around 4,000 dwellings in the period up to 2030;
- d. The delivery of highway and sustainable transport infrastructure needed to support regeneration – including the east-west link road and improved access into Redruth town centre; and includes measures to address air quality issues in the town;
- e. The delivery of higher quality employment opportunities by sustaining and enhancing CPIR's role as one of Cornwall's primary employment hubs;
- f. The regeneration of underused or derelict sites for housing, leisure and employment uses;
- g. Consolidate and enhance the community network area's education opportunities, including Cornwall College;
- h. Remediation of the area's contaminated land, in doing so regenerating underused or derelict

sites for housing, leisure and employment uses, whilst ensuring that important features of the World Heritage Site are protected and enhanced.

2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:

- a. The provision of around 500 dwellings in the period up to 2030. Additional housing and employment growth should be of a size, nature and scale appropriate to the needs, character, role and services available of the settlement;
- b. Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;
- c. Development should deliver

community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally.