

PP6 Truro and Roseland Community Network Area

Introduction

9.0 The Truro and Roseland Community Network Area covers the parishes of Chacewater, Cuby, Feock, Gerrans, Grampound with Creed, Kea, Kenwyn, Ladock, Philleigh, Probus, Ruanlanihorne, St Clement, St Erme, St Just-in-Roseland, St Michael Caerhays, St Michael Penkevil, Tregony, Truro and Veryan.

Key Facts

Population 2007: **43,900**

Dwellings 2010: **20,636** (8.1% Cornwall)

Past housing build rates 1991-2010: **3,430**

Truro completions 2001-2010 – **1353** (150pa)

Housing need (preferred area) 2012: **1,108** (Bands A-D) plus **1,271** (Band E) equates to 9.6% and 8.7% of Cornwall total respectively

Jobs (2009): **31,400** (16.4% Cornwall)

Existing housing commitments 2010-2012: **1,029**

Truro/Threemilestone employees estimate (2011):

Full time: **14,487** Part-time: **11,755**

Objectives

9.1 Specific objectives to be addressed in planning for the Truro and Roseland Community Network Area include:

Objective 1 – Housing Needs

Plan for the appropriate location and distribution of housing growth, taking into consideration the evidence gathering work undertaken for the Truro and Threemilestone Area Action Plan. Ensure that the housing needs of the community are met, with a particular emphasis on affordable housing.

Objective 2 – Housing and Jobs

Balance the provision of employment and housing to reduce commuting.

Objective 3 – Employment

Provide high quality, well paid employment in locations that reduce the need to travel.

Objective 4 – Sustainable Transport

Enable the use of more sustainable transport modes (for goods and people) and reduce congestion through the provision of additional transport infrastructure and ensuring sustainable transport is designed into new development.

Objective 5 – Shops and Services

Support the retail function of Truro in relation to other main towns in Cornwall and within the South West. Protect shops and access to services and facilities in rural areas.

Objective 6 – Community Facilities

Ensure that facilities, including health, leisure, education and sports facilities, are provided to support new development and address existing deficiencies.

Objective 7 – Design

Ensure that development is adaptable, sustainable and of a high quality design and layout.

Objective 8 – Landscape

Ensure that development respects the distinctive landscape settings of both Truro and the Highertown / Threemilestone area.

Objective 9 – Sustainable Development

Provide a strategic framework to balance economic development, maritime industries, protection of the environment and access to the coast.

Objective 10 – Reduce the risk of flooding

Ensure future development utilises sustainable drainage technology to ensure that additional flood risks are avoided. The sequential approach to flooding will inform site choices in Truro city centre taking into account significant flood risk on some sites.

In addition the Truro and Kenwyn Neighbourhood Plan has identified the following vision and aims which specifically relate to the area:

The Truro and Kenwyn Vision

9.2 Our vision is for Truro to be a successful and vibrant city, where everyone has the opportunity to thrive economically, culturally and socially; a safe city, aware of its history and confident of its future; that promotes and achieves learning, innovation, activity, health and sustainable development. Truro will be a diverse community that provides for and values all of its people, ensuring that developments benefit communities

Aim 1 – Create, strengthen and maintain sustainable communities

Manage the location and distribution of growth to create sustainable communities and help to maintain and enhance existing communities. This will include the provision of local needs housing and local centres ensuring that appropriate facilities are provided across the city to reduce the need to travel as well as encouraging and respecting locally distinctive forms of development.

Aim 2 – Meet infrastructure needs sustainably

Infrastructure should provide for the effective social, environmental and economic functioning of the area. In particular development should maximise the opportunities for local sustainable power generation, increase the energy efficiency of the city and sustainable water management and provide for sustainable travel.

Aim 3 – Provide for sustainable movement

Development should reduce the need to travel, provide for more accessible public transport, maximise use of the rail network as well as encouraging active travel.



Aim 4 – Strengthen the city centre

The city centre should be the primary location for retail and commercial uses. A diversity of uses will be encouraged in the city centre.

Aim 5 – Maximise opportunities for brownfield redevelopment

Previously developed land will be prioritised for redevelopment.

Aim 6 – Be shaped by our green infrastructure

The plan will enhance and provide the green infrastructure needed to support Truro and Kenwyn, including open spaces, access to the countryside and food and fuel production.

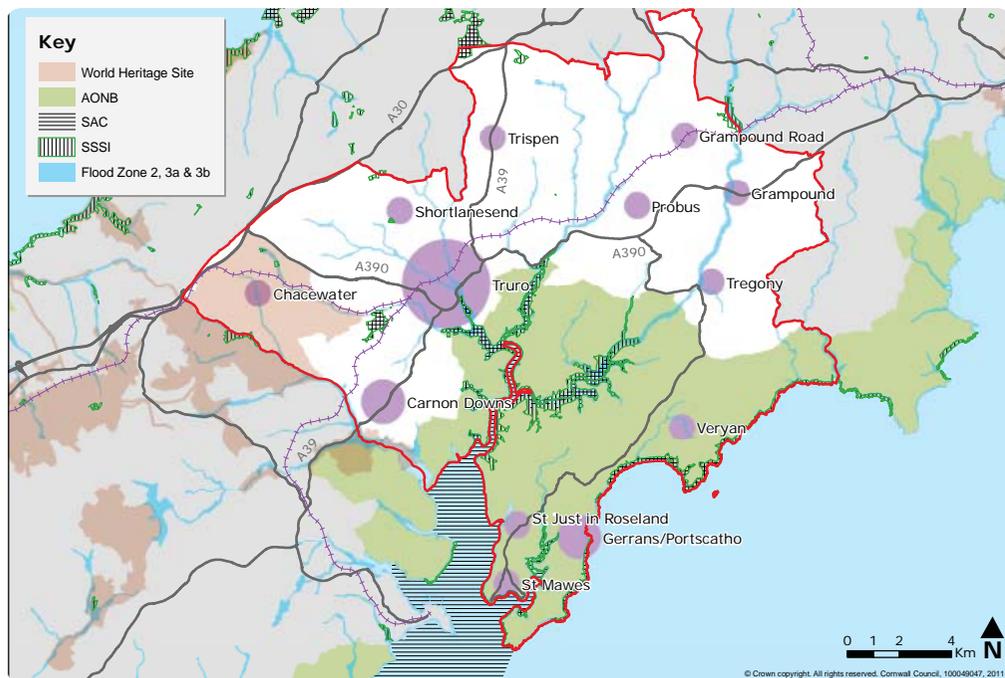
Aim 7 – Empower the community

The community should be meaningfully engaged to create, champion and maintain a long term vision for Truro and Kenwyn.

Aim 8 – Take a holistic approach to land use

A balance should be achieved between the reasonable needs of development with the needs of agriculture to provide for our community.

Figure 10: Truro and Roseland CNA map



Development will need to ensure that the essential character and landscape setting of the city is respected.

Development Strategy

9.3 A comprehensive and co-ordinated approach will be pursued to the planning and development of Truro. The approach, encapsulated by the emerging Neighbourhood Plan, integrates elements of housing, economic, transport, community and environmental policy, and will enable Truro to achieve balanced housing and economic growth linked with infrastructure improvements, whilst protecting and enhancing the role of the city and its hinterland, its unique qualities and character and historic built and natural environment. Development will need to ensure that the essential character and landscape setting of the city is respected.

Housing

9.4 In delivering the housing target for Truro and Kenwyn, priority should be given to utilisation of brownfield and urban sites; although it is acknowledged that the urban capacity is limited (around 500 dwellings over the twenty year period) due to the constrained nature of the city centre. Consequently, remaining growth will

need to be provided on Greenfield sites; the identification of appropriate Greenfield options will be established within the Neighbourhood Plan. Work undertaken for the neighbourhood Plan and the Cornwall Towns Allocation document.

Retail

9.5 Truro is an important retail centre of strategic importance attracting a wide catchment from the surrounding rural towns and villages. Suitable land for larger retail development is in limited supply in the city centre; however opportunities include the Council's office campus at Pydar Street, the Moorfield car park and Garras Wharf.

9.6 The Council is not seeking to develop all of the car park sites to deliver growth for the city centre, and will seek an appropriate Strategy for car parking to deliver and maintain appropriate car parking for the existing and future requirements for the town.

9.7 Threemilestone village centre provides an important role for the local residents of the town, and provides local services and shopping. There is considerable potential for the

regeneration of the centre to provide additional facilities and services for residents and workers at local employment areas.

Employment

9.8 Truro and Kenwyn are committed to ensuring that they are well placed to meet the economic demands for

the forthcoming years. Strategic growth opportunities include the regeneration of existing employment areas, the development of the knowledge economy and creating better physical and technological connectivity between businesses and the city. Maritime industry and new business start ups will be supported in

the area. This strategic growth would be supported by other employment opportunities in the new communities.

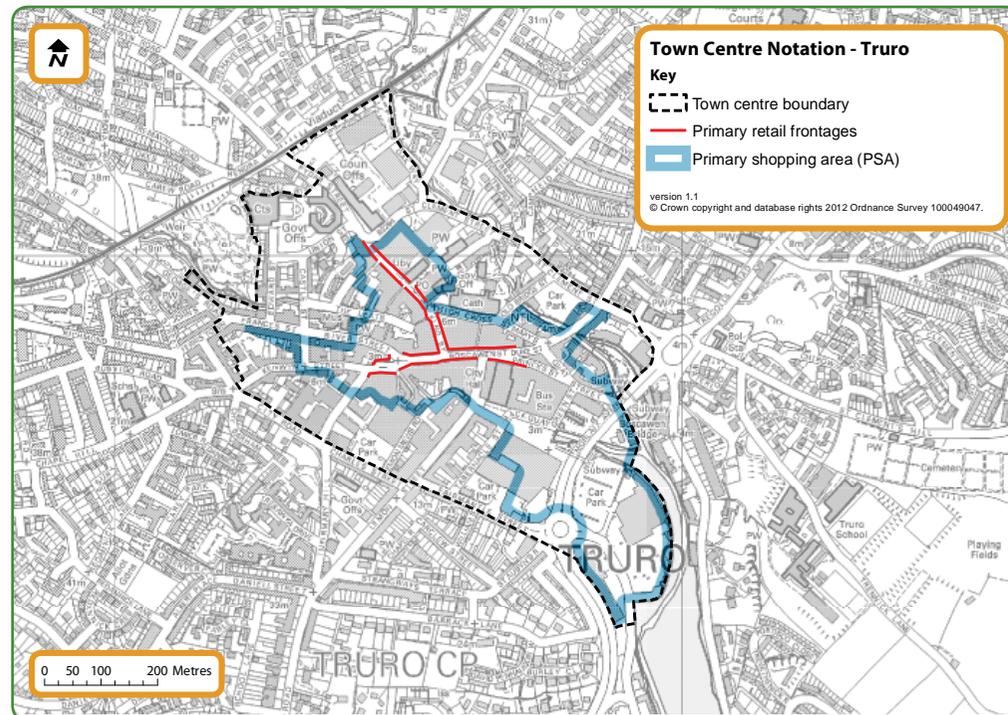
9.9 The Council will seek to develop the potential to maximise the opportunities for educational and skills delivery in a range of technologies and areas of expertise. Delivering opportunities for improving education and skill levels locally will help spin off employment opportunities and will help to drive economic well being through improved skills and labour generation, facilitating employment and business creation.

9.10 The delivery of grow on space to support the Treliske Health and Well Being Centre will help to secure the longer term success of new and expanding business in the area, which will add to the economic well being of Truro and Kenwyn. Opportunities to maintain enhance and expand the knowledge economy of Truro and Penwith College and the Peninsular Medical School will be supported and maximised.

Infrastructure

9.11 To help deliver the strategy for Truro and Kenwyn infrastructure will need to be enhanced, including improvements to:

- **Healthcare** - improved services to provide for a larger and aging population;
- **Education** - support for Truro and Penwith College, expansion of the secondary schools and the provision of new primary school places as appropriate;
- **Utilities** - localised investment in utilities to cater for the demand from the additional housing and employment growth. A particular focus will be foul and surface water drainage with key investment from South West Water in increasing city centre network capacity;
- **Green Infrastructure** – Maintain / enhance strategic green corridors; provision of enhanced walking and cycling routes, and ecological corridors. New and improved public open space and green links will help provide much needed recreational facilities in the south of the town



- **Transportation** - The enhancement and promotion of sustainable transport options forms the heart of Truro and Kenwyn's transportation strategy. It is also recognised that highway improvements will also be required in key areas to address traffic congestion, capacity and safety concerns, and which are identified within the transport strategy.



Housing Requirements

9.12 The Community Network Area should plan for around 3,000 dwellings (about 150 dwellings per year) over the period between 2010 and 2030.

9.13 As the main settlement with good employment and transport provision, Truro (including the Kenwyn area) will be required to accommodate the majority of these dwellings. Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met.

9.14 The overall level of housing proposed for Truro will require a step change in building rates and the provision of significant infrastructure improvements. As a result it is envisaged that taking into account completions since 2010 and current infrastructure constraints an annual building rate between 2013 and 2018 of 100 per annum rising to 120 per annum for the remaining 12 years to 2030 is an appropriate target.

9.15 A Neighbourhood Plan is being prepared for Truro and Kenwyn area, which provides additional evidence and policies for development proposals in that area. To allow for proper planning of infrastructure the policy allows for a slower rate of development early in the plan period.



Policy PP6 – Truro and Roseland CNA

1. Development will be permitted where it can be demonstrated that the following priorities for Truro and Kenwyn can be satisfied:

- a. The protection of the vitality and viability of Truro city centre 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 32,000sqm of B1a office accommodation and 18,750sqm of Industrial space has been identified. This has the potential of accommodating 2,150 jobs in the CNA over the plan period;

- c. The provision of around 2,200 dwellings in Truro in the period up to 2030 to be phased in relation to infrastructure requirements;
- d. The provision of, or safeguarding for, employment sites related to the knowledge economy focussed on the Peninsula Medical School and Truro College and maritime industry at the Port of Truro;
- e. Reduction in the need to travel through the creation of balanced communities and prioritisation of sustainable transport measures to reduce congestion;
- f. Protection and enhancement of the landscape setting and green infrastructure of Truro and Kenwyn.

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

- a. The provision of around 800 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.