

Redruth NDP Consultation response

I have been through their NDP to see how (if anything) their policies could affect our parish. Their policies are all pretty “high level” without many specifics.

My biggest concern is what affect their development aims, both for housing & business development, will have on us in the way of water. Water as in surface water runoff and sewerage. There is a vague reference to North Country and Parc Erissey but it seems that all development in our direction is south of the A3047.

I spoke with one of their staff who is heavily involved and said about all the water from them that ends up with us.

She told me that they had originally included a Strategic Flood risk assessment level 2 that had been conducted by the Redruth Regeneration group in 2010 in their initial submission but were told by CC to remove it as they had no record of this as it hadn't been adopted and therefore could not be used as supporting evidence. I said that the EA have lots of evidence that they have gathered over recent years and so I suggest that we ask for this to be included in their NDP documentation. Also, we ask that in the relevant policies mention must be made stating that all development has to take into account how the water situation is mitigated and thus not impact upon us.

The other item which could affect us (a positive one this time) is their aspiration to complete phase 2 of the Tolgus trail and complete the route all the way from Portreath into the centre of Redruth. I believe we should offer our support for this.

I therefore suggest the following to be our response on the planning portal:-

Portreath Parish Council are concerned about the potential effects that development in Redruth may have on our parish. We understand and agree with the need for more housing and business development in the area, but there is no mention of any mitigating measures that would need to be taken by developers to combat both surface water runoff and sewerage volumes.

In section 4 sub section 4.15 it states that a further 1178 houses need to be built by 2030. Therefore, in section 5.3 Housing, we believe that the mitigating measures need to be added to policies HS2, HS3 and similarly policy T4 Redruth Brewery Redevelopment site in section 5.4.

Policy BE 2 regarding new business development should also have this clause added.

We understand that a Strategic Flood risk assessment level 2 was prepared by the Redruth Regeneration group in 2010 and was initially to be included in the NDP, but as Cornwall Council never adopted it, there is no record of this and thus could not be used due to lack of evidence. We are informed by the Environment Agency that they have carried out many extensive studies from that time and in the years since that have calculated the effect of water coming from the Redruth catchment area that will affect Portreath. We ask that this information be obtained and included in the NDP.

In section 5.6 Transport, we support the policy TR2 supporting completion of the Tolgus Trail Phase 2 and thus the full route from Portreath into the centre of Redruth.