

Redruth: Strategic Employment Growth



Resubmission of a Growth Deal 1 bid for a gateway scheme for Redruth, supported by a sustainable route network and linked to a landmark employment proposal.



The Ask

- £5.863m GD2 allocation to deliver three major schemes that will support strategic employment growth and regeneration.

The Offer

- Unlocks direct housing and employment space throughout Cornwall's regeneration area, the package has been designed to compliment recently implemented or committed transport schemes including the £27m East – West Link Road.
- Supports the development of the high quality masterplanned housing scheme on the old brewery site, which will also deliver a major cultural project, Kresen Kernow, which will bring together various resources from around Cornwall into a single building.

Growth Deal outcomes

Delivers 670 houses **396 new jobs.**

Wider benefits

- £1.6m developer contribution secured.
- Supports the development of the Old Brewery development which will deliver 158 dwellings and over 4,000sqm of commercial space, which could generate in excess of 200 jobs.
- Supports cultural and artistic enrichment of the area through improved links to Krowji creative sector cluster and the Kresen Kernow archive centre.
- Creates a high quality gateway into Redruth combined with improved signage, attracting development and creating a sense of arrival, aiding regeneration in the town.
- Supports private sector viability to enable 20 – 30% affordable housing to be delivered.
- Improved walking and cycling links deliver health benefits for local residents along with improving access to employment, education and leisure routes including the Mineral Tramways trails, a key part of the Cornish Mining World Heritage Site.
- CPR has been designated an Air Quality Management Area, improved walking and cycling links will help to address the air quality issues identified.
- Supports the Governments Cycling Delivery Plan and will contribute towards meeting targets to double cycling by 2025.

Value for Money

- Tolgus, walking and cycling network BCR of 0.41
- Barncoose junction (as part of East West link road scheme) BCR of 3.3
- GVA of £16.53m

Deliverability

- Consent secured and ready to build.
- Developer commitment secured.
- Tolgus scheme – EIA consent in place, shovel ready.
- Barncoose has permitted development rights

Redruth: Strategic Employment Growth Package

Project value: £7.563m **Year: 2015-16**

Scheme includes

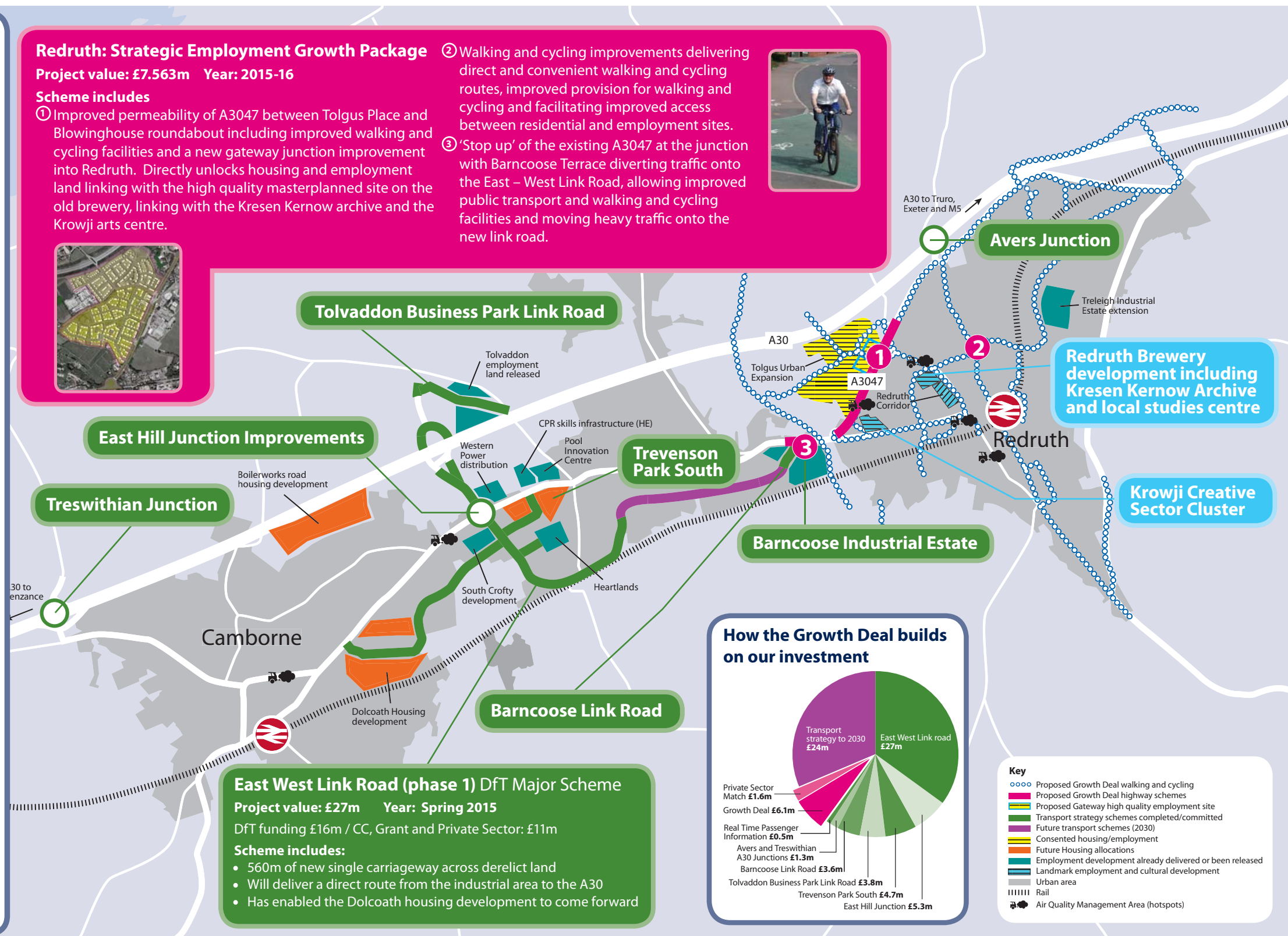
- Improved permeability of A3047 between Tolgus Place and Blowinghouse roundabout including improved walking and cycling facilities and a new gateway junction improvement into Redruth. Directly unlocks housing and employment land linking with the high quality masterplanned site on the old brewery, linking with the Kresen Kernow archive and the Krowji arts centre.



- Walking and cycling improvements delivering direct and convenient walking and cycling routes, improved provision for walking and cycling and facilitating improved access between residential and employment sites.



- 'Stop up' of the existing A3047 at the junction with Barncoose Terrace diverting traffic onto the East – West Link Road, allowing improved public transport and walking and cycling facilities and moving heavy traffic onto the new link road.



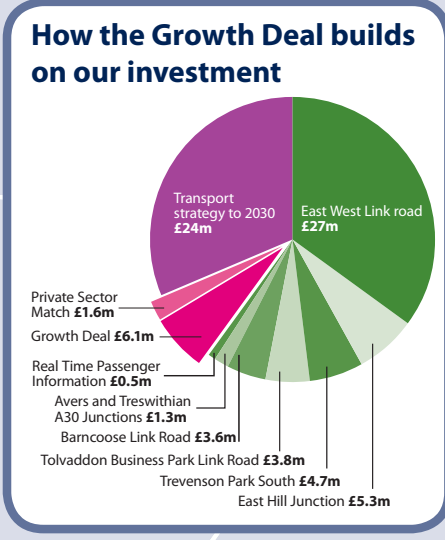
East West Link Road (phase 1) DfT Major Scheme

Project value: £27m **Year: Spring 2015**

DfT funding £16m / CC, Grant and Private Sector: £11m

Scheme includes:

- 560m of new single carriageway across derelict land
- Will deliver a direct route from the industrial area to the A30
- Has enabled the Dolcoath housing development to come forward



Key

- Proposed Growth Deal walking and cycling
- Proposed Growth Deal highway schemes
- Proposed Gateway high quality employment site
- Transport strategy schemes completed/committed
- Future transport schemes (2030)
- Consented housing/employment
- Future Housing allocations
- Employment development already delivered or been released
- Landmark employment and cultural development
- Urban area
- Rail
- Air Quality Management Area (hotspots)