

Planning Policy Background

National Planning Policy Framework 2021.

Key messages from the NPPF include-

- Planning should ensure ‘that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure (Para 8).
- Planning policies should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future... (Para 81).
- Planning policy should include a vision and strategy which ‘positively and proactively encourages sustainable economic growth’ and be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices (such as live-work accommodation) (Para 82);
- Planning policies should support economic growth in rural areas by:
 - the sustainable growth and expansion of all types of business and enterprise, both through conversion of existing buildings and well-designed new buildings
 - the development and diversification of agricultural and other land-based rural businesses
 - sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside
 - promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (Para 84)
- Planning policies should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. They should be sensitive to surroundings, not have an unacceptable impact on local roads and exploit opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. (para 85)

‘Vision 2030: The Cornwall and Isles of Scilly Strategic Economic Plan 2017 – 2030’

This was prepared by The Cornwall and Isles of Scilly Local Enterprise Partnership (LEP aims to achieve a situation by 2030 in which ‘Cornwall and Isles of Scilly will be the place where business thrives and people enjoy an outstanding quality of life’.

Three strategic themes inform the interventions to be made through investment and policy:

- Business – Thriving businesses who excel
- People – Inclusive growth and skilled workforce
- Place – Improving infrastructure and economic distinctiveness

The 'strategic drivers' flowing from these are to support innovation and creativity, seek productivity led and inclusive growth, help people build great careers, support vibrant communities and ensure that Cornwall has global recognition.

As a result, the strategy calls for actions which build cultural identity and excellence, support environment-based growth, promote healthy and diverse communities, and encourage innovation in industry, including agri-tech and digital connectivity. It identifies priority clusters likely to have a significant impact on Cornwall's economic growth, and where Cornwall has a competitive advantage, with advanced engineering and digital innovation in the lead.

Carn Brea Parish falls into the 'Engineering and Digital Collaboration' zone running from St Mawgan south west to Truro, Camborne-Redruth, and Falmouth, so is at the centre of this priority. The Parish is also in the 'Marine Energy Area' straddling the peninsula from Falmouth to St Ives and beyond. In these areas the world Heritage Site, advanced engineering and world-class education are key themes picked out for the CIPR area of which the Parish is a part.

'10 Opportunities'. The Cornwall and Isles of Scilly Local Enterprise Partnership (LEP)

This has also set out a '21st Century' pitch to Government and business for future investment in Cornwall in the form of a prospectus focusing on 10 key sectors that can play a critical role in growing the economy of Cornwall and the Isles of Scilly now and in the future. This is known as '10 Opportunities'. It features elements that might well be applicable to Carn Brea Parish. These include growth opportunities in creative industries, energy innovation, agri-food, tourism, and location. More details available at <https://www.cioslep.com/vision/10-opportunities>

'The Cornwall Environmental Growth Strategy'

This has a long-term vision that by 2065, 'Cornwall's environment will be naturally diverse, beautiful and healthy, supporting a thriving society, prosperous economy and abundance of wildlife'.

'The Cornwall White Paper for Culture'

This notes the importance that Cornish culture and heritage have on economic well-being and sets the aim that Cornwall should be 'A leading rural region for creativity and culture: where excellence is achieved by keeping in balance community engagement, high value creative industries and cultural distinction'.

Cornwall Local Plan.

Key messages from the Cornwall Local Plan include:

- Maintaining a positive policy framework with a focus on sustaining a range of local businesses including both new business and the traditional industries of fishing, farming and minerals (Objective 1 and Policy 2 (3c)).
- Enhancing the cultural and tourist offer in Cornwall and promoting Cornwall as a year-round destination for tourism and recreation (Objective 2).
- Supporting employment schemes in ...rural areas, giving particular emphasis to quality and permanent work opportunities that break seasonal labour cycles; 'smart specialisation' sectors including food, renewable energies (including geothermal), and cultural industries; and supporting the provision of work hubs and the ability to work from home through live/work units (Policy 2 (3 f, g and h))
- Employment development planning should emphasise (Policy 5):
 - The development of tourism facilities through the enhancement of existing, and the provision of new, high quality sustainable tourism facilities, attractions and accommodation, that is of an appropriate scale to their location.
 - Provision of education facilities that improve the training and skills base.
 - Safeguarding existing strategic employment land and buildings

- Safeguarding other existing employment land and buildings where they remain viable for an employment use.
- Considering alternative uses for other existing employment where this does not result in the loss of economic performance of the site or location, i.e. through the redevelopment for a mix of uses.
- Employment proposals should be located either:
 - within or well-integrated to our city, towns and villages; or
 - as extensions to on existing employment (uses B1, B2 and B8) locations sites where re-location would be impractical or not viable; or
 - within areas that are well served by public transport and communications infrastructure.

For the Camborne, Pool, Illogan & Redruth Community Network Area, of which the Carn Brea NDP area is part, the Local Plan sets the following objectives which are relevant to the theme of Business and Jobs

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 - 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.

Cornwall Local Plan Site Allocations Development Plan Document

This deals with specific uses for specific sites, with a section which covers part of Carn Brea Parish. This gives a vision for ‘Camborne Pool Illogan and Redruth to come together to re-establish itself as Cornwall’s economic powerhouse’.

For CPIR to achieve this vision there are various strategic aims which include, of relevance to Carn Brea Parish:

- Continuing the regeneration of CPIR, prioritising the reuse of the area’s derelict and underutilised brownfield land assets
- Raising the quantity and quality of employment opportunities within CPIR, by providing the land, workspace and infrastructure
- Becoming renowned as a destination for cultural and heritage related tourism and the hub for experiencing the World Heritage Site
- Delivering an improved retail / leisure offer
- Providing good quality affordable housing for local residents
- Maintaining the separate identities of Camborne, Pool, Illogan and Redruth, whilst utilising their collective strength

The DPD says that ‘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. Continuing to build upon the success of the Pool Innovation Centre represents a key priority, which could include developing space for the digital economy. Cornwall College also represents a key asset for Cornwall, which will support Cornwall’s economic ambitions.’

The DPD goes on to note that the area has ‘many important historic assets, primarily as a result of its mining history and the area represents one of Cornwall’s most significant locations for its World Heritage Site. As a result, the aim is to ensure this history is used as an opportunity to attract more visitors to the area; whilst new development needs to respect these important assets and their setting, whilst making a positive contribution, wherever possible.’

The DPD makes specific allocations within the NDP area as follows:

Policy CPIR-E2 Barncoose Industrial Estate

As strategically important employment sites, safeguarded under CLP Policy 5. Any new development to be within B1, B2, B8 uses.

Policy CPIR-E5 Dudnace Lane

Mixed use site focusing on delivery of a combination of: B1, B2, B8 employment uses; D1 and D2 uses; C1 uses. At least 6,000sqm of B1 office space to be provided. Other ancillary uses, excluding C3 Housing, will be considered, where it can be demonstrated that it is directly financially contributing to the delivery of the employment uses on the site. Other provisions protecting heritage assets, WHS and providing a green corridor.

Policy CPIR-E7 Station Road

15,000sqm of office space; plus a D1 health centre. Other uses considered, if it is demonstrated that they are required to cross subsidise the delivery of the employment space. Other provisions protecting heritage assets and WHS.

This supports the DPD and sets out a vision and integrated strategy for the future sustainable growth and regeneration of the whole of the Camborne, Pool [including Tuckingmill, Pool, Illogan Highway, Barncoose], Illogan and Redruth area which form a continuous corridor of urban development, collectively being Cornwall's largest conurbation and sharing the legacy of the copper and tin mining industry. Pool sits at the heart of this conurbation with a significant amount of underused and derelict brownfield land available, so is seen as both a regeneration priority and an opportunity to create a natural strategic hub for CPIR delivering industrial employment, high specification office space, strategic services and facilities that the whole of the conurbation can benefit from. The Framework also aims to ensure that Pool is recognised as a community and destination in its own right.

The Cornwall Climate Emergency Development Plan Document

This supports the further sustainability of rural areas and seeks to provide opportunities for development, agricultural diversification and regenerative land management and ecosystem service provision. It seeks to identify ways that planning can help influence land management to reduce greenhouse gas emissions and increase carbon absorption. Rural communities also need to be provided with opportunities to help support their sustainability. Whilst there remain clear relationships between rural communities and towns for services and employment, the DPD says it makes sense that day to day needs can also be met locally to reduce the need to travel. It recognises the particular demand for opportunities for small groups of dwellings to be established in more rural locations, offering an opportunity for off grid living, similar to existing policies in Wales (known as 'one planet development') and Dartmoor National Park.

Pool Vision Master Plan

The adopted Cornwall Local Plan, the Cornwall Site Allocation DPD and the CPIR Framework provide the wider context for the Pool area, but greater detail is given in the Pool Vision Document, which is a master-plan to be used as guidance to inform planning, placemaking and the decision-making process in the Pool area. The Master Plan is a positive 'place shaping' framework for Pool. Several measures are proposed in the Masterplan, on varying timescales, some of which will require land-use planning policy support as they will require planning permission. The general policies of the Neighbourhood Plan should relate to and help deliver the Pool Vision proposals.

The 'Pool Vision' is 'to establish Pool as a Town with its own community identity; creating high quality neighbourhoods to live in, which sit comfortably with strategic health, education, leisure and employment facilities that are of benefit to the whole of Camborne-Pool-Illogan-Redruth and beyond'.

To deliver this Vision, ten objectives have been set, many of which are relevant to the business and jobs theme:

1. To protect and enhance the existing historic and cultural assets in the town
2. To create a network of high quality, complementary neighbourhoods and commercial quarters that are outward looking and well connected
3. To replace derelict and under-utilised land with high quality built development and public realm that respects Cornwall's rich heritage and culture
4. To create a series of complementary community hubs, which represent focal points for the local community Potential centres/hub around Pool Crossroads / Pool Innovation Centre + Cornwall College / Heartlands and in the longer term strategic improvements around Morrisons/Lidl to Macsalvors to enhance the existing heritage assets and also to create a new town 'centre' to support the local 'town' community.
5. To prioritise the delivery of high quality sustainable transport measures to support the area's growth, including a network of pedestrian and cycle routes
6. To create high quality public realm, including tree planting and public art, which knits the area together; providing green and interesting spaces for residents and visitors

7. To utilise Pool's assets to continue to grow it as an economic hub for CPIR and West Cornwall, with a focus on quality jobs and prosperity; fostering a hub for the digital economy within Pool, with Fibre Park at its heart; maximising the opportunities generated from the Pool Innovation Centre; and supporting the continued growth of the area's industrial sectors, including the recommencement of mining at South Crofty and supporting the gradual upgrade of the area's new and existing industrial quarters
8. To create class leading skills and education opportunities in Pool for residents throughout West Cornwall
9. To deliver excellent healthcare facilities, creating a hub and centre of excellence for West Cornwall
10. To provide leisure and recreation facilities that provide for the local residents, particularly young people, as well as the wider community; including a complementary network of high quality sports facilities at Carn Brea Leisure Centre, Cornwall College and Pool Academy.

The Vision says that fuelling the economic regeneration of CPIR requires Pool to play a significant role. Actions include:

- Maximising the opportunities generated by the Pool Innovation Centre, including the delivery of grow-on space
- Creating Co-working space
- Creating a digital technology hub, with Fibre Park at its core
- Creating a new Dudnace Lane Industrial Quarter, including the recommencement of mining at South Crofty
- Supporting the gradual upgrade of the Barncoose Industrial Quarter

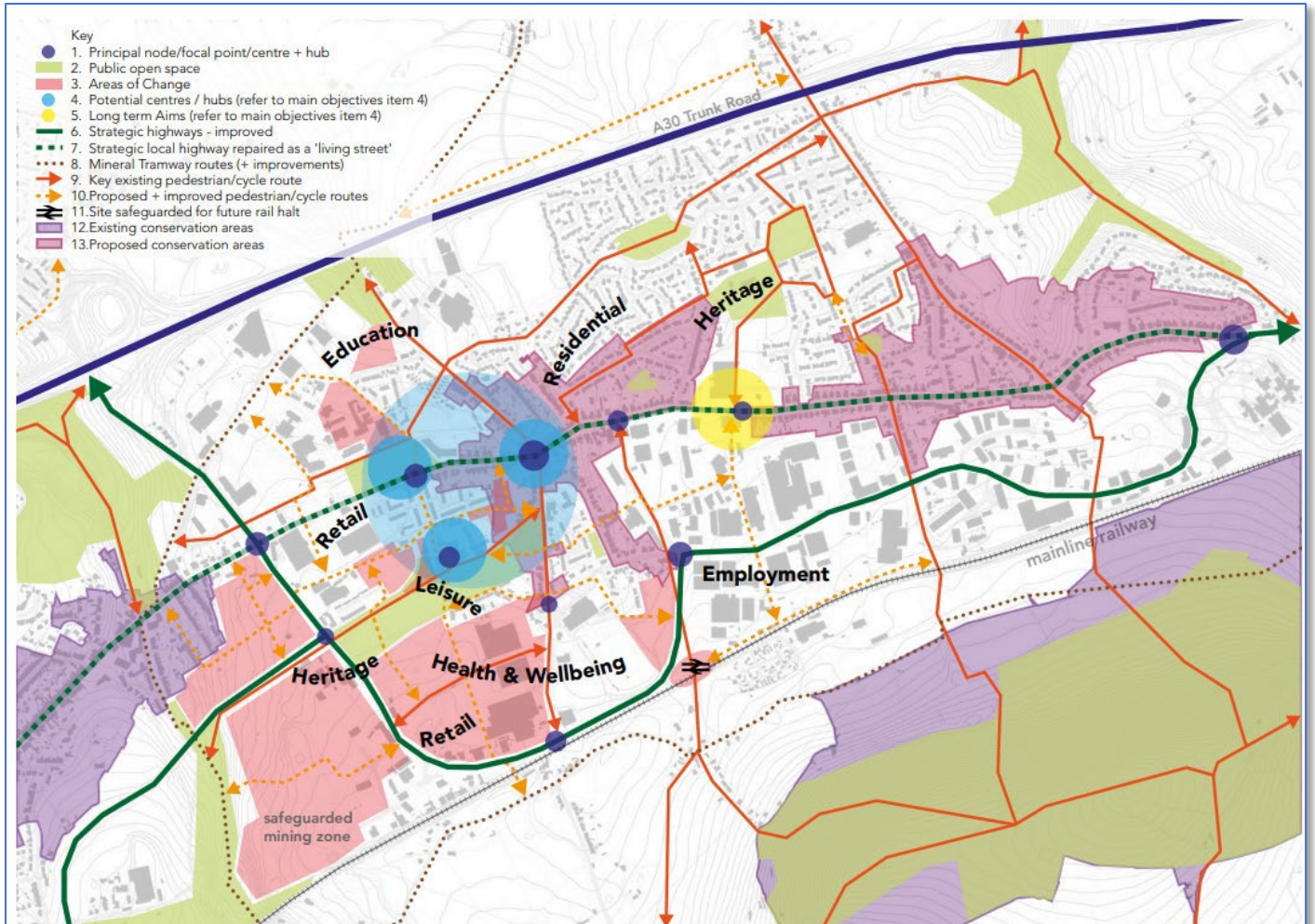
The Pool Vision looks at a number of specific sites and how they could be developed to respond to the spatial vision objectives and actions set out within the document. The sites are:

- Heartlands - the aim is to continue to strengthen Heartlands as a key community hub and focal point for Pool.
- Land at Station Road - the aim is to deliver a high quality commercial, and community led, mixed use scheme, with potential to create an integrated health hub
- Dudnace Lane Industrial Quarter – the aim for the site is to re-establish it as a vibrant industrial quarter, with the re-commencement of a modern mining operation at its core
- Maynes Site – Land along Dudnace Lane – the aim is to ensure the co-ordinated redevelopment of the site, with a high-quality residential scheme
- Carn Brea Leisure Centre – aligning with the Centres own plans for a new site layout, which enables it to be both a local and regional centre for sports
- Cornwall College – to create a high quality, integrated Education and Innovation campus that also encapsulated the Pool Innovation Centre and Fibre Hub; which includes the delivery of enhanced public realm and a movement strategy for the campus that encourages sustainable travel.

is also a long term aim under Objective 4 for strategic improvements around Morrisons/Lidl to Macsalvors to enhance the existing heritage assets and also to create a new town 'centre' to support the local 'town' community.

Figure 1 below shows the spatial concept for the Pool Vision.

Figure 1: Pool Vision Concept Diagram



Baseline

Today, about 9,000 people live in the Parish, compared to 7400 in 2001, a growth of nearly 21% compared to 14% for all Cornwall. Of today's population it is estimated that about 19.2% are aged 0 to 15, and some 18.9% are aged 65 or over, whilst 61.9% were of working age. Overall the balance of the population is leaning towards older age groups, reflecting national trends although not as pronounced as in many other parts of Cornwall.

Economic Activity

About 67% of adults 16 to 74 yrs old) were 'economically active' in the Parish (compared to 66.7% in Cornwall and 69.9% in England). Some 33% were economically inactive, which is a slightly lower proportion than in Cornwall (33.3%) but higher than England (30.1%). Of the inactive, about 15.7% were retired, compared to 18.9% in Cornwall and 13.7% in England, 3.8% were students [Cornwall 4.3% and England 5.8%], 4.9% were looking after home or family, and 6.5% were long term sick, higher than both Cornwall at 4.4% and England at 4.0%. [Source: Census 2011 Table KS601EW to KS603EW].

Employment Categories

Some 16.3% of adults worked part-time, and 34.7% full time, in comparison to the profile for Cornwall data [15.4%, 31.7%] and England [13.7%, 38.6%]. Some 9.6% were self-employed workers, a much lower proportion than in Cornwall (13.6%) but comparable to England (9.8%). [Source: Census 2011 Table KS601EW to KS603EW].

Unemployment and Benefits

There is no data available for the Parish, but for the Four Lanes Ward the 'claimant count' in March 2022 was 100, or 3.6% of residents aged 16 to 64, and 205 or 6.6 % for Pool/Tehidy Ward, compared to 3.3% for Cornwall and 4.3% for England. [Source: NOMIS Claimant Count March 2022]

Occupation of Residents

Residents jobs were mainly in wholesale and retail trade [19.8%] , human health and social work [15.6%], with manufacturing and construction [together 20.6%], a greater preponderance of these activities to that found in England and Cornwall (See Figure 2 below). Notably the number of jobs in agriculture was much lower than is typical for most of Cornwall.

FIGURE 2: INDUSTRY OF JOBS HELD BY EMPLOYED ADULT RESIDENTS OF CARN BREA PARISH		Carn Brea	Cornwall	England
	No.	Percentage		
All categories: Industry	3720	100.0		
G Wholesale and retail trade; repair of motor vehicles and motor cycles	735	19.8	16.8	15.9
Q Human health and social work activities	581	15.6	13.5	12.4
C Manufacturing	396	10.6	7.9	8.8
F Construction	371	10.0	9.0	7.7
P Education	335	9.0	9.7	9.9
I Accommodation and food service activities	241	6.5	9.2	5.6
O Public administration and defence; compulsory social security	211	5.7	6.3	5.9
R, S, T, U Other	178	4.8	5.3	5.0
N Administrative and support service activities	158	4.2	4.3	4.9
M Professional, scientific and technical activities	144	3.9	4.7	6.7
H Transport and storage	133	3.6	3.7	5.0
J Information and communication	50	1.3	1.7	4.1
K Financial and insurance activities	48	1.3	1.5	4.4
E Water supply; sewerage, waste management and remediation activities	45	1.2	0.8	0.7
L Real estate activities	44	1.2	1.4	1.5
A Agriculture, forestry and fishing	28	0.8	3.0	0.8
D Electricity, gas, steam and air conditioning supply	17	0.5	0.4	0.6
B Mining and quarrying	5	0.1	0.7	0.2

Source Census 2011 Table KS605EW

Level of Jobs Held

The population Carn Brea Parish are employed in mainly skilled trades [16.4%] , elementary occupations [13.8%] and caring/leisure services [11.6%], a profile shared with Cornwall generally, but with a much smaller proportion of professional and technical occupations [19.6%] compared to Cornwall [24.2%], and England [30.3%]. [See Figure 3 below].

FIGURE 3: LEVEL OF JOBS HELD BY RESIDENTS OF CARN BREA PARISH		Carn Brea	Cornwall	England
	No.	Percentage		
All categories: Occupation	3720	100.0	100.0	100.0
5. Skilled trades occupations	610	16.4	17.0	11.4
9. Elementary Occupations	513	13.8	12.0	11.1
6. Caring, leisure and other service occupations	431	11.6	10.6	9.3
4. Administrative and secretarial occupations	416	11.2	9.5	11.5
2. Professional occupations	380	10.2	13.8	17.5
7. Sales and customer service occupations	358	9.6	8.2	8.4
3. Associate professional and technical occupations	351	9.4	10.4	12.8
8. Process plant and machine operatives	343	9.2	7.1	7.2
1. Managers, directors and senior officials	318	8.5	11.4	10.9

Qualifications [Source Census 2011 Table KS501EW].

The population of the Parish had a much lower proportion with level 4 (degree level) and above qualifications, at 17.8%, compared to 25% for Cornwall and 27.4% for England. The proportion holding levels 2 to 3 qualifications (inc. apprenticeships) was 36.8%, higher than 35% in Cornwall and much higher than the 31.2% in England. The Parish also had a much higher proportion of less well educated people than is usual in comparison to other areas, with 25.5% of the population having no qualifications, compared to England (22.5%) and Cornwall (22.4%), and a bigger proportion with level 1 (14.8 % compared to 13.3% in England and 13.4% in Cornwall).[Source Census 2011 Table KS501EW]

Socio-Economic Position

The National Statistics Socio-economic Classification shows the structure of socio-economic positions and gives an impression of social class, which can be suggestive of the wealth and life chances of the population of an area, in comparison to others.

FIGURE 4: NS SOCIO-ECONOMIC CLASSIFICATION FOR CARN BREA PARISH [Source: Census 2011 Table KS611EW to KS613EW].

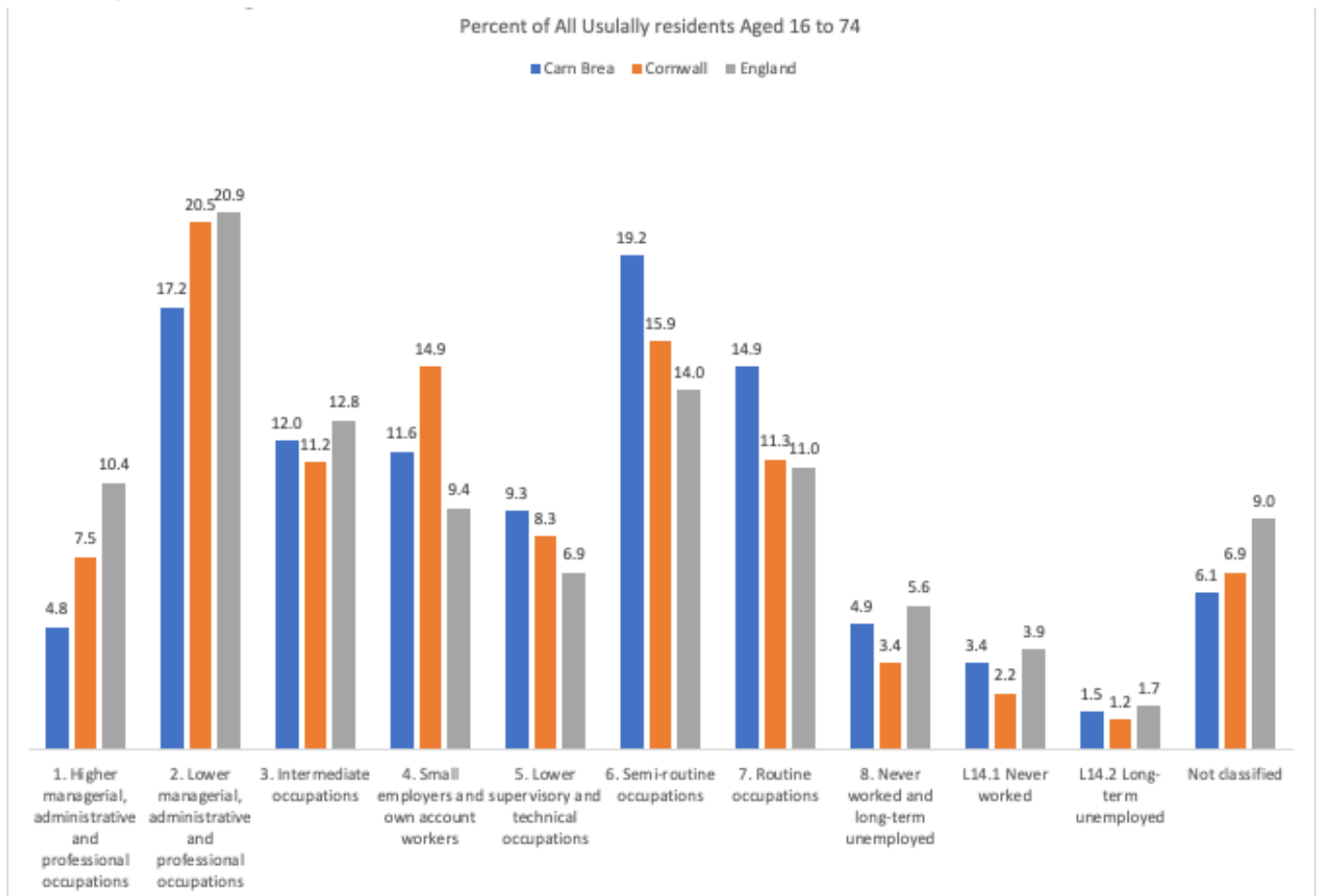


Figure 4 above shows that Carn Brea Parish had low representation of those in managerial, administrative and professional and lower supervisory occupations compared to Cornwall and England. There was also a lower proportion of small employers and own account workers than in Cornwall. However, there were proportionately more in semi-routine and routine occupations, and also more people who had never worked or were long term unemployed than in Cornwall.

This social economic pattern is an indicator of wealth and 'life chances'. When taken with the lower average levels of qualifications locally, this is a concern for the Parish, as both are associated with lower prosperity, health and well-being.

Deprivation

Deprivation classification in the census is based on four selected household characteristics. A household is deprived if they meet one or more of the following conditions:

- Employment (any member of a household not a full-time student is either unemployed or long-term sick);
- Education (no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student);
- Health and disability (any person in the household has general health 'bad or very bad' or has a long term health problem); and
- Housing (Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating).

A household is classified as being deprived in none, or one to four of these dimensions in any combination.

FIGURE 5: HOUSEHOLD DEPRIVATION 2011 SOURCE: CENSUS 2011: (Source Census 2011 Table QS119EW)

	Carn Brea	Cornwall	South West	ENGLAND
Household not deprived	35.4	40.2%	44.8%	42.5%
Deprived in 1 dimension	33.0%	34.6%	33.2%	32.7%
Deprived in 2 dimensions	23.7%	19.9%	17.6%	19.1%
Deprived in 3 dimensions	7.1%	4.8%	4.0%	5.1%
Deprived in 4 DIMENSIONS	0.8%	0.5%	0.4%	0.5%

From Figure 5 it can be seen that in 2011 the level of deprivation was in overall terms significantly higher than in Cornwall, regionally and nationally, although the small percentage suffering more severe deprivation is consistent with the wider picture.

The Index of Multiple Deprivation 2019 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. It can provide a finer grain to the distribution of deprivation, highlighting where the most significant issues may be present, by examining the data in 'Lower Super Output Areas' or LSOA.

The seven deprivation domains are as follows:

- **The Income Deprivation Domain** measures the proportion of the population experiencing deprivation relating to low income. The definition of low income used includes both those people that are out-of-work, and those that are in work but who have low earnings (and who satisfy the respective means tests).

- **The Employment Deprivation Domain** measures the proportion of the working-age population in an area involuntarily excluded from the labour market. This includes people who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- **The Education, Skills and Training Deprivation Domain** measures the lack of attainment and skills in the local population. The indicators fall into two sub-domains: one relating to children and young people and one relating to adult skills.
- **The Health Deprivation and Disability Domain** measures the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation.
- **The Crime Domain** measures the risk of personal and material victimisation at local level.
- **The Barriers to Housing and Services Domain** measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: ‘geographical barriers’, which relate to the physical proximity of local services, and ‘wider barriers’ which includes issues relating to access to housing such as affordability.
- **The Living Environment Deprivation Domain** measures the quality of the local environment. The indicators fall into two sub-domains:
 - a. The ‘indoors’ living environment measures the quality of housing;
 - b. The ‘outdoors’ living environment contains measures of air quality and road traffic accidents.

Two supplementary indices (subsets of the Income deprivation domains), are also included:

- **Income Deprivation Affecting Children Index:** The proportion of all children aged 0 to 15 living in income deprived families.
- **Income Deprivation Affecting Older People Index:** The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD the LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, ranging from the 10% most deprived to the 10% least deprived.

The Neighbourhood Plan area falls within the Cornwall 051A to 051E LSOA. The IMD scores for Carn Brea Parish [See figure 6] indicate that whilst the West Tolgus and Four Lanes/Carnkie areas are just below the ‘average’ levels of deprivation for England, the West Pool/Tregajorran, and the East Pool Park/Wheal Agar areas are some of the most deprived areas of the country. Notable is that the whole Parish has a low score in relation to the ‘Living Environment’ domain, which may reflect the quality of the housing stock.

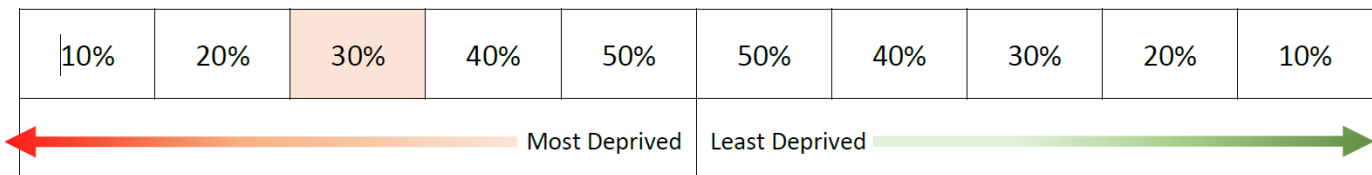
Figure 6: Index of multiple Deprivation 2019 [out of 32844, where 1 is the most deprived.] (Source: IMD 2019).

LSOA	RANK 2019*
Cornwall 051D (WEST POOL AND TREGAJORRAN)	
OVERALL	5096 out of 32,844 Amongst the 20% MOST deprived neighbourhoods in England
Income	5451 – 20% most deprived
EMPLOYMENT	4004 – 20% most deprived
education, skills & TRAINING	11491 – 40% most deprived

health deprivation and disability	7577 – 30% most deprived
crime	20996 – 40% least deprived
barriers to housing and services	9736 – 30% most deprived
living environment	918 – 10% most deprived
income deprivation affecting children	6938 – 30% most deprived
income deprivation affecting older people	9870 – 40% most deprived
Cornwall 051B (AGAR ROAD AND BARNCOOSE TERRACE)	
OVERALL	9883 out of 32,844 Amongst the 40% MOST deprived neighbourhoods in England
Income	8553 – 30% most deprived
EMPLOYMENT	7136 – 30% most deprived
education, skills & TRAINING	11989 – 40% most deprived
health deprivation and disability	13251 – 50% most deprived
crime	21126 – 40% least deprived
barriers to housing and services	23240 – 30% least deprived
living environment	3482 – 20% most deprived
income deprivation affecting children	9184 – 30% most deprived
income deprivation affecting older people	11189 – 40% most deprived
Cornwall 051E (EAST POOL PARK AND WHEAL AGAR)	
OVERALL	2134 out of 32844 Amongst the 10% most deprived neighbourhoods in England
Income	1626 – 10% most deprived
EMPLOYMENT	1205 – 10% most deprived
education, skills & TRAINING	1590 – 10% most deprived
health deprivation and disability	2963 – 10% most deprived
crime	18384 – 50% least deprived
barriers to housing and services	10528 – 40% most deprived
living environment	21289 – 40% least deprived
income deprivation affecting children	3428 – 20% most deprived
income deprivation affecting older people	3590 – 20% most deprived
Cornwall 051C (west tolgus)	
OVERALL	13381 out of 32844 Amongst the 50% most deprived neighbourhoods in England
Income	11316 – 40% most deprived
EMPLOYMENT	7272 – 30% most deprived

education, skills & TRAINING	15547 – 50% most deprived
health deprivation and disability	9405 – 30% most deprived
crime	24098 – 30% least deprived
barriers to housing and services	1982 – 40% least deprived
living environment	24775 – 30% least deprived
income deprivation affecting children	15098 – 50% most deprived
income deprivation affecting older people	13381 – 50% most deprived
Cornwall 051A (FOUR LANES AND CARNKIE)	
OVERALL	14733 out of 32844 Amongst the 50% most deprived neighbourhoods in England
Income	14917 – 50% most deprived
EMPLOYMENT	14673 – 50% most deprived
education, skills & TRAINING	13389 – 50% most deprived
health deprivation and disability	14433 – 50% most deprived
crime	25256 – 30% least deprived
barriers to housing and services	11852 – 40% most deprived
living environment	402 – 10% most deprived
income deprivation affecting children	15860 – 50% most deprived
income deprivation affecting older people	14733 – 50% most deprived

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Jobs in the Parish

Accurate workplace data is not available at very local geographies, but we can infer some conclusions from the 2011 census on travel to work. Some 375 (10.1% of) adults 16 to 74 yrs old in employment worked from home, which is similar to the figures for England (10.3%) but significantly lower than Cornwall (15.8%). Another 40.5% worked less than 5km from home, from which we can surmise local jobs or in surrounding Parishes. It can be inferred therefore that about 50.6% or 1883 residents' jobs are within the Parish or very near to it. [Source: Census 2011 Table QS702EW]

Jobs outside the Parish [Source: Census 2011 Table QS702EW and Census QS701EW].

Thus about 462 1837 or 49.4% of residents' jobs were further afield. About 5.9% of residents in employment worked between 5km and 10km away, which would bring in Redruth, Camborne and parts of Hayle. Some 31.1% work 10km to 30km away, reaching Truro, Penryn, Falmouth, Helston and Newquay. Thus about 75.9% of journey to work trips are within 30km, a tighter profile to that of Cornwall where 66.6% of work journeys are within 30km, and also higher than England where the comparative figure is 73.3%. The average travel to work distance is 14.4km, compared to 19.7km for Cornwall and 14.9km for England.

Workspaces [Source: Google maps, telephone directories and local knowledge].

Whilst the rural part of the Parish hosts the usual business mix of farms, village services such as pubs and shops, tourist accommodation and countryside activity centres, Pool has a much more extensive and urban mix of commercial premises, many now built on the sites of former mining extraction, processing and administration sites, and is the heart of the Camborne-Pool-Illogan-Redruth (CIPR) urban area. Here there is a large Tesco Extra Superstore, a Morrisons supermarket, and a retail park featuring B&Q, Halfords, and other national firms. On the Pool Business Park at Dudnace Lane, there are bakers, builders merchants, small manufacturers, and vehicle services providers. Further east almost the entire area along the railway line is given over to business, including the Duchy Business Park, Pool Industrial Estate, Carn Brea Business Park and Barncoose Industrial Estate and Gateway Park where there are many small and medium sized firms including food producers, admin HQs for regional firms. Together these form the largest industrial area in Cornwall.

South Crofty Mine, first worked more than 400 years ago, is still present on the west of Pool, its distinctive headgear being an important local landmark. The mine is currently owned by Cornish Metals, and retains underground permission (mining licence) valid until 2071, planning permission to construct a new process plant and a permit from the Environment Agency to dewater the mine. The company plans to complete a feasibility study and to bring the project to a production decision with the aim of bringing full scale mining back to Cornwall through the introduction of modern mining methods.

Opposite the current South Crofty is the site of the mine's main works including Robinsons Shaft its principal 20th century shaft, now the centre piece of the Heartlands Regeneration Project. It is now a visitor attraction which sits along with nearby National Trust engine house sites at Michells and Taylors Shaft as the focus of the Cornwall World Heritage Site locally. Associated with this is the Pool Innovation Centre which offers office space, business support services, meeting and conference facilities to local businesses.

Nearby at the site of the former 'Tech' college is the Pool campus of Cornwall College, offering vocational training including more traditional trades through to Games Design and Aeronautical trades, close to the 'Fibrehub' centre which provides innovation space for businesses in the tech sector.

Pool is thus an important hive of modern economic activity, providing retail, business and educational services to a very wide area including Camborne, Redruth and further afield in Cornwall. Over the last 10 to 15 years significant regeneration plans have been focussed on the Pool area, resulting in the delivery of new homes, jobs and some of the key sites and projects referred to above. Plans for the further regeneration of the area are being updated in the Pool Vision document, which sits alongside this Neighbourhood Plan, and it is likely that the Pool area will see further growth in high quality office development, IT related industrial employment, and larger footprint retail development. In the rural areas of the Parish economic activity is mostly small scale, providing services to the local community and nearby towns and villages, plus some tourism based businesses.

Older industrial and commercial premises, built at a time when car-ownership was less common and commercial vehicles were smaller, often have inflexible layouts, life-expired buildings, and poor environments, which tend not to attract inward investment and higher technology development and can cause negative customer impressions that restrict competitiveness.

The Cornwall Local Plan Site Allocations Development Plan Document identifies the Barncoose Industrial Estate for safeguarding under Cornwall Local Plan Policy 5 [Business and Tourism]. This policy also says that Neighbourhood Plans should safeguard appropriate existing land, necessary for the delivery of the economic strategies for Cornwall.

Tourism [Source: Local knowledge and original research].

Carn Brea Parish is in a good location for touring taking in both the north and south Cornwall coasts, all less than one hour drive, and the heritage tourism attractions of Pool, including Heartlands and two National Trust Engine House sites, are actually within the designated NDP area. The Parish is also very well positioned to take advantage of the growing interest in walking and cycling having a very good network of public rights of way and being at the centre of the Minerals Tramways programme, with extensive footpath and cycle links through the Engine House Trail and the

Great Flat Lode Trail into wider links such as the Cornish way, Portreath Branchline, Redruth and Chacewater Railway Trails, reaching across Cornwall. Carn Brea itself, visible for miles around, is an attraction.

However, although there are some campsites and holiday-let/B&B premises available, tourism as an activity is not well established in the Parish.

Tourism has great potential for growth particularly post Brexit and COVID-19 where holidays overseas are likely to be restricted for the medium term. Such growth can benefit the community by bringing employment and additional spending in the local economy, help to maintain the fabric of many important buildings and provide facilities which can also be used by local residents.

However excessive levels of tourism can damage the special local heritage, biodiversity and landscape qualities which are the reason that visitors and tourists come to the area, add to traffic congestion and pollution and create competition for resources. It may be appropriate to support tourism development that makes best use of the areas assets whilst providing care for them; maximises accessibility for residents to those facilities and features in the Parish that attract visitors, whilst offering protection to the special landscape and heritage character of the area. Tourism of this form may also extend the holiday season and thereby add to local prosperity. New businesses serving touring caravans, 'glamping' and farm tourism huts/cabins will be considered on their merit and must have regard to the impact such a development may have on the character of the area.

Broadband and Mobile Communications

The Parish benefits from super-fast fibre (up to 80Mbps) to the property [FTTC] broadband access where properties are close to the fibre network, which passes along the main roads through the villages, although take up is not so high in Pool as in nearby Redruth and Camborne. Most of the Parish has access to VDSL2 or FTTP speeds in excess of 24mbs, although many still have ADSL connections that offer 2 to 8Mbs only, and In the rural area and some parts of west Pool there are postcodes with only sub 24mbs broadband available. [Source: <https://labs.thinkbroadband.com/local/broadband-map#6/51.414/-0.641/>].

There is 'Ultrafast' Broadband' for the main part of Pool regeneration area and indeed this digital connectivity is a major selling point in efforts to promote Pool as part of the 'Engineering and Digital Collaboration' zone promoted in the Cornwall and IoS Strategic Economic Plan [eg 'Fibrehub' centre which provides innovation space for businesses in the tech sector].

The signal for mobile phones (voice and data) is widely variable according to location and provider, but is poor in parts set within valleys or screened by hills, tips etc.

It is important that current and future members of the community are not digitally disadvantaged, and that inward investment is not restricted by any local inadequacy in digital communications.

Agricultural and Land Based Rural Business Diversification

Agriculture is less of an important sector overall in the Parish due to the large urban area at Pool. However in the rural area of the Parish agricultural business is important for both the employment potential and its stewardship of the local landscape, biodiversity, heritage and recreational resources that benefit the Parish residents and visitors. The average income from farming enterprises is low in comparison to other industries and also unpredictable, being easily affected by currency exchange rates, supply and demand factors, and climate change impacts. The uncertainty over the future of farming and Brexit means there is a need to sustain existing businesses by providing more predictable revenue streams. Diversification of agricultural product and extended processing or into other land-based activity and local retailing can be of great assistance. However, diversification generally requires significant investment and commitment to a long payback period. It can also have negative environmental and amenity impacts. It is therefore necessary to support the diversification of agricultural and land based rural businesses in ways that protect and enhance the special qualities of the area.

Working from Home and Home Based Businesses

Census 2011 indicates that up to 10.1% of the economically active in the Parish worked at or mainly from home. Nationally the proportion of working adults who did any work from home in 2020 increased to 37% on average from 27% in 2019. Some 24% of businesses stated that they intended to use increased homeworking going forward, with the Information and Communication industry recording the highest proportion (49%). Of working adults currently homeworking, 85% wanted to use a "hybrid" approach of both home and office working in future. However, there was some uncertainty among businesses, with 32% stating they were not sure what proportion of the workforce will be working from their usual place of work.

According to DBIS figures (2014) 1 in 10 domestic properties are home to at least 1 business and 59% of businesses are home based, comprising (i) those that undertake most or all of their activity in the residential home and (ii) those that operate from the home but a large proportion of their activity is conducted either at the client's premises or at outdoor sites. Although the number of small business and sole proprietorships has temporarily reduced as a result of COVID, it is expected they will continue to grow, and many of these will be home based, facilitated by the ability to use high speed broadband to access customers. According to Experian, 76% of retail businesses formed between April 2020 and February 2021 were registered at a residential address. Govt, data suggest that 60% of businesses start from home, and Centre for Economics and Business Research data suggests that 52% [2.75M] of businesses are home based. [Source: DBIS figures; 'Business and individual attitudes towards the future of homeworking, UK: April to May 2021 Report' ONS; Census 2011 Table KS601EW to KS603EW; Experian; CEBR].

These trends have the potential to make local shops and other services more viable and by reducing travel to work have a positive impact on climate change, although the impact on supporting services in business districts may be harmful.

They also place a greater focus on the ability of people to work from home and highlight the requirement for appropriate home office or work process space and sufficient broadband speeds. People may not have a suitable space within their home from which to run a business or 'WFH', or they may wish to distinctly and deliberately separate their work and living space. There could also be the need, on occasion, for ancillary workers such as managers, book keepers or accountants to visit home workers. Thus to maximise the opportunity for home run enterprises to be created and supported in the long term there is a need to support the construction of extensions, the conversion of outbuildings, and the development of new free standing buildings in gardens from which businesses and home workers can operate.

In most cases planning permission is not required. However, where building alterations beyond Permitted Development limits are involved, or the scale of business materially changes the use of the premises, including impacts on the amenity of adjoining residents through activity outside of reasonable work hours, or other environmental harm such as increased traffic, noise and smells, then planning permission may be required. Therefore a criteria based approach to impact assessment of planning applications for such development allows balanced consideration of the impacts that might occur in different situations.

Related Community Engagement Feedback

In the NDP business survey in early 2018. Local firms noted that:

- They benefitted from the central location of the Parish, the good availability of premises and the ability to serve a wide customer base, gaining mutual support from other businesses in the vicinity.
- Traffic conditions, a perceived rise in crime and anti-social behaviour, and poor maintenance of both the general environment and that of local industrial estates were a threat to future growth.
- To support future growth, there is a need for more well thought out commercial premises, improved signage to business estates, improved environmental maintenance [both generally and of industrial estate ambience], better roads, including traffic calming and the completion of Wilson Way, along with resolving congestion in the Cooks Corner junction area, and better local public transport connectivity.

Figure 7: Key Issues and Implications from the evidence base

Theme	Key Issues and what they mean for our Neighbourhood Development Plan
<p>Economy and Employment</p>	<ul style="list-style-type: none"> • The Cornwall Local Plan Site Allocations Document safeguards the main employment sites at Pool, and provides for their expansion. • The Cornwall Strategic Economic Plan says particular support should be given to developments which build cultural identity and excellence, support environment-based growth, promote healthy and diverse communities, and encourage innovation in industry, including marine energy-tech and digital connectivity • Economic activity in the Parish is broadly similar to that of Cornwall and England. • The proportion of people who worked part-time was higher than average for Cornwall and England, but the Parish has proportionately fewer retired people than Cornwall, so the level of full time working was higher. • The Parish had a lower proportion of self-employed people than Cornwall, reflecting it's less rural nature. • In March 2022 the rate of job seekers in the local area was higher than for Cornwall and England, with a 'claimant count' of about 300 people. • Most jobs were in retail, human health and social care, and manufacturing/construction, a notably greater preponderance of these industries than the average in Cornwall and England. • These were mainly skilled trades, elementary occupations and caring/leisure services, a profile shared with Cornwall generally, but with a much smaller proportion of professional and technical occupations compared to Cornwall and England. • The population of the Parish had a much lower proportion with level 4 (degree level) and above qualifications compared to Cornwall and England, and the proportion holding levels 2 to 3 qualifications (inc. apprenticeships) was higher than in Cornwall and much higher than in England. The Parish also had a much higher proportion of less well educated people than is usual in comparison to other areas. • Managerial, administrative and professional and lower supervisory occupations are less well represented compared to Cornwall and England, as was the proportion of small employers and own account workers. • There were proportionately more in semi-routine and routine occupations, and also more people who had never worked or were long term unemployed than in Cornwall. • About 50% of residents work in or close to the Parish, the other half working further afield. • The Index of Multiple Deprivation 2019 indicates that whilst there has been some improvement since 2015, the West Tolgus and Four Lanes/Carnkie areas are just below the 'average' levels of deprivation for England. The West Pool/Tregajorran, and the East Pool Park/Wheal Agar areas are some of the most deprived areas of the country.

- Notable is that the whole Parish has a low score in relation to the 'Living Environment' domain, which may reflect the quality of the housing stock.
- Tourism has the potential for further growth focusing on local environment, heritage and culture.
- The COVID 19 pandemic has meant a greater focus has been placed on the ability to work from home (WFH), which is likely to increase in the future, which has the potential to make local shops and other services more viable and by reducing travel to work have a positive impact on climate change
- Increased WFH highlights the requirement for appropriate home office space and sufficient broadband speeds.
- There is 'Superfast Broadband' through most of the parish but speeds can vary in areas more remote from the main roads in the Parish. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication.
- Local businesses say the Parish is a good location from which to trade, but traffic conditions, perceived rising crime, and poor environmental maintenance are seen as inhibitors to investment
- To support future growth, businesses see a need for more well thought out commercial premises, improved signage to business estates, improved environmental maintenance, better roads, including traffic calming and better local public transport connectivity.
- Generally, the local community supports more economic growth in the Parish at a scale that is appropriate for the area development.

Implication for the Neighbourhood Development Plan

- **The NDP should rely on the CLPSADPD for allocation and safeguarding of strategic employment sites at Pool, but also consider safeguarding other employment sites in the Parish and encourage their enhancement where appropriate*.**
- **NDP Policy should support new business development generally, and particularly where it aligns with the aims of the Cornwall Strategic Economic Plan with emphasis on the development of brownfield sites.**
- **To help tackle deprivation, new business development should aim to deliver higher value jobs by including attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes.**
- **The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.**
- **NDP policy should support forms of tourism and rural business diversification which are suitable for location within sensitive biodiversity and landscape areas, subject to criteria to ensure that any adverse impacts are mitigated**
- **There should be NDP policy support for the use and expansion of homes to accommodate increasing levels of 'working from home' and capture its benefits for the local economy.**

- Improved directional signage for businesses should be encouraged, but subject to criteria to avoid a proliferation of poorly designed and unauthorised advance signage which can be confusing, spoil the streetscape with clutter, and are a potential distraction and hazard to drivers
- Steps to encourage take up of Broadband connectivity though new development should be supported.
- The local community supports more economic growth in the Parish at a scale that is appropriate for the area development.

Key Objectives for the Neighbourhood Development Plan

- Support, strengthen and help diversify local businesses, particularly where it aligns with the aims of the Cornwall Strategic Economic Plan and delivers higher value jobs.
- Support opportunities for local people to access local employment

* The sites where safeguarding may be appropriate are:

FIGURE 8: EXISTING EMPLOYMENT SITES PROPOSED TO BE SAFEGUARDED BY THE NDP

Ref No.	Location	Site	Use Class Type
1	Pool	Tolvaddon Road	B2/B8
2		Gas Lane	B2/Sui Generis
3		Dudnance Lane North	B2
4		Dudnance Lane South West	E/B2
5		Dudnance Lane South East	E
6		Druids Lane	Sui Generis
7	West Tolgus	Old Lambourne Yard	E/B2
8	Rural	Bosleake Farm Rural workshops	E/B2