

A Vision for Callington and Kelly Bray

Your cleaner, greener and
safer future... a Cornish town
responding to the climate
emergency



“We do not see beauty as a cost, to be negotiated away once planning permission has been obtained. It is the benchmark that all new developments should meet. It includes everything that promotes a healthy and happy life, everything that makes a collection of buildings into a place, everything that turns anywhere into somewhere, and nowhere into home. So understood beauty should be an essential condition for the grant of planning permission”.

Acknowledgements

Body text in here...

By Town Council and signed

Chair, Callington and Kelly Bray
Neighbourhood Plan Steering Group

March 2020



Zaggy Lane

Saint Mary's Church

Fore Street

Bowling Club

New Road

Liskard Road

Cricket Club

A338





Tavistock Road

Saltash Road

“A happy awareness of beauty about us should and could be the everyday condition of us all”.

Clough Williams-Ellis (1928)

Saltash Road Playing Field



Saint Mary's Church, Callington

Foreword

A Cornish town responding to the climate emergency

This Vision has been prepared in order to set out how Callington and Kelly Bray could change for the better in the future. The result is a strategy and series of project ideas that point to how things could be improved. These are set out in this document. The Vision is the first stage in preparing the ground for a Neighbourhood Plan for Callington and Kelly Bray.

Callington Town Council and the Neighbourhood Plan Steering Group have worked closely with interested stakeholders and the local community between 2017 and early 2020, to find out what people think about the local area. This has resulted in the generation of many ideas that have helped to shape the Vision.

The ideas provide a framework that is intended to guide and give focus to future change. The Vision does not provide a blueprint that will be followed to the letter but rather a series of proposals that if implemented will contribute towards stimulating positive change. By identifying where and how improvements can be made, Callington and Kelly Bray should be in a much better position to bid for funding and influence where scarce resources are targeted.

The Vision has been shaped by the people of the town – consultation has included: a town wide questionnaire; public exhibitions; many individual stakeholder meetings – representing different interest groups; Steering Group focus groups; a call for housing and employment sites; Steering Group housing sub-group sessions; Steering Group transport sub-group sessions; and a business questionnaire.

Ideas vary in scale - but all are geared towards making a better and more beautiful place and addressing the climate emergency. The main objectives

for local people are to create: a healthy and sustainable place to live; local job opportunities; a beautiful town centre; a stronger community; quality homes for everyone; and green transport.

Projects to address these objectives include for example: reducing the impacts of through traffic and HGVs in the town, and planting more trees; identifying sites to support existing and new businesses; enhancing Fore Street as the main civic focus of the town; supporting improved healthcare and education facilities and providing a new village hall for Kelly Bray; identifying sites for new homes and guidelines for how they can be designed so that they are attractive, locally distinctive and sustainable; and improving life for pedestrians (safe routes to school and safer and improved crossing points over the main road) and cyclists (new lanes) as they travel through the area.

The Vision also contains recommendations for the Callington and Kelly Bray Neighbourhood Plan. The Plan, when adopted, will provide a legal framework for managing development – supporting National Planning policies and the Cornwall Local Plan. It is proposed to seek adoption of the Neighbourhood Plan during 2020.

Funding and commercial viability will underpin the ability to deliver the projects in the Vision. Good fortune and a flexible approach will be important to success - it is a given that change will need to be a step by step process. By generating a positive momentum from the right projects being delivered in the right place at the right time – the impact on the town could be transformational.

Through hard work and a focus on delivery Callington and Kelly Bray can become better places that are in tune with the aspirations of their communities... a town and village looking to the future and responding to the climate emergency.

The Vision for Callington and Kelly Bray sets a strategy and framework for the area – how the community sees its future.

Some artist impressions, images and precedents photos in the Vision document are intended to convey an idea of what might be possible through the delivery of projects – they should not be read as actual proposals. Detailed proposals will come forward following feasibility and consultation.

Appendices

Appendix 1	Project programme
Appendix 2	Summary of town wide residents survey
Appendix 3	Steering Group Workshops
Appendix 4	Public consultation 2018 Artwork and summary of feedback
Appendix 5	Call for sites Summary of housing assessment Housing Sub-Group
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A regeneration vision for Callington and Kelly Bray

Section 4 - The Vision Framework

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Making change happen

Section 6 - Recommendations for the Neighbourhood Plan

“A happy awareness of beauty about us should and could be the everyday condition of us all”.

Clough Williams-Ellis (1928)

Background

Section 1

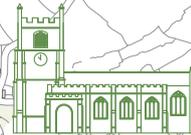
This section of the Vision introduces the project. It describes the background to the Callington and Kelly Bray Vision, how and why it is being undertaken and how it relates to the emerging Neighbourhood Plan.



To Launceston

KELLY BRAY

A388



Saint Mary's Church



Primary School

CALLINGTON

Callington and Kelly Bray Neighbourhood Plan Area
(Designated 7th March 2016)

To Liskeard

--- Neighbourhood Plan Area



Introduction to the vision

The Vision for Callington and Kelly Bray is an initiative that has been developed by Callington Town Council in close liaison with the residents of the town, village and surrounding area.

The Town Council and Neighbourhood Plan Steering Group have been assisted in preparing the Vision by a team of consultants led by Clifton Emery design and LRM Planning - the team includes specialist urban designers, town planners and transport engineers.

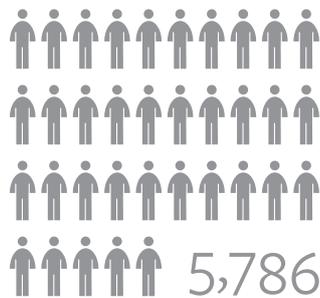
Since 2017, residents, businesses and other stakeholders have been able to voice their opinions about how Callington and Kelly Bray could change for the better. The Vision has been developed to capture this feedback.

An important role of the Vision is to form part of the 'evidence base' for the emerging Callington and Kelly Bray Neighbourhood Plan - this will set out policies and proposals that will, together with the Cornwall Local Plan, help to manage the shape of development in the area. There are a number of processes that need to be undertaken prior to the adoption of the Neighbourhood Plan - it is envisaged that these will take place during 2020 culminating in a town referendum.

The Vision document is divided into two main sections - Understanding Callington and Kelly Bray - which describes the area context and the outcomes of consultation; and, The Vision - which sets out a framework for change based around an overarching Vision, a plan for the meeting identified objectives including a focus on securing a healthy and sustainable place to live; local job opportunities; a beautiful town centre; a stronger community; quality homes for everyone; and green transport.

In addition, the document considers delivery and provides recommendations for the preparation of the Neighbourhood Plan. A series of appendices outside the main body of the document provide supporting information about the Vision and how it has been developed.

The Vision will play an important role in directing how the town would like to see development progress in the future. It has been developed through an understanding of key constraints and an identification of issues by local people - who know it best.



Existing population



Existing number of houses





Photograph of Callington Town Centre

Related initiatives

The Vision has been developed in the context of a number of existing plans and projects that all have a bearing on it.

Climate Emergency

Callington Town Council has declared a 'Climate Emergency'. An Environmental Committee has been established and is exploring a range of environmental issues and potential projects.

Cornwall Local Plan

The Local Plan sets out policies and proposals for new development across Cornwall to 2030. Proposals for Callington and Kelly Bray are contained within the Community Network Area Sections of the Local Plan. This sets a number of high level objectives related to regeneration, housing, jobs and services, tourism and infrastructure. The Local Plan also identifies a need for new housing in the area that will need to be met.

Mining

Work is currently underway to explore the potential for tin and tungsten mine at Redmoor. The proposed mining operations can be beneficial to the local economy and the community and decision makers will need to position themselves to be able to take advantage of opportunities.

“People do not only want beauty in their surroundings. They are repelled by ugliness, which is a social cost that everyone is forced to bear. Ugliness means buildings that are unadaptable, unhealthy and unsightly, and which violate the context in which they are placed. Such buildings destroy the sense of place, undermine the spirit of community, and ensure that we are not at home in our world.”.

Refuse Ugliness

The report of the Building Better, Building Beautiful Commission January 2020

Understanding Callington and Kelly Bray

Section 2

This section of the Vision sets the scene. It describes the Callington and Kelly Bray area. It also outlines the results of extensive public consultation – what local people think.

Designation of NP Area
Formation of NP Steering Group

May 2016



Town Survey

Summer exhibition

July 2017

Appointment of CED / LRM
Area visit

January 2018

Project restart
Review feedback
Agree terms of reference
Plan consultation
Review background policy

February 2018

Steering group workshops
May / June liaison with key stakeholders



Public consultation

June 2018



Housing workshop 1 & 2

January 2019



Housing workshop 3 & 4

18th July 2019

Presentation to Steering Group /
Town Council
Consulting on the vision

Early November 2019



Public Consultation
Wider consultation
Vision recommendations

December 2019 / January 2020

Pre-submission Consultation
(Reg 14) Complete

End May 2020

Consultation with Cornwall Council
(Reg 15) Commence

Mid June 2020

Cornwall Council (Reg 15)
Response

Mid July 2020

What do local people think?

Background

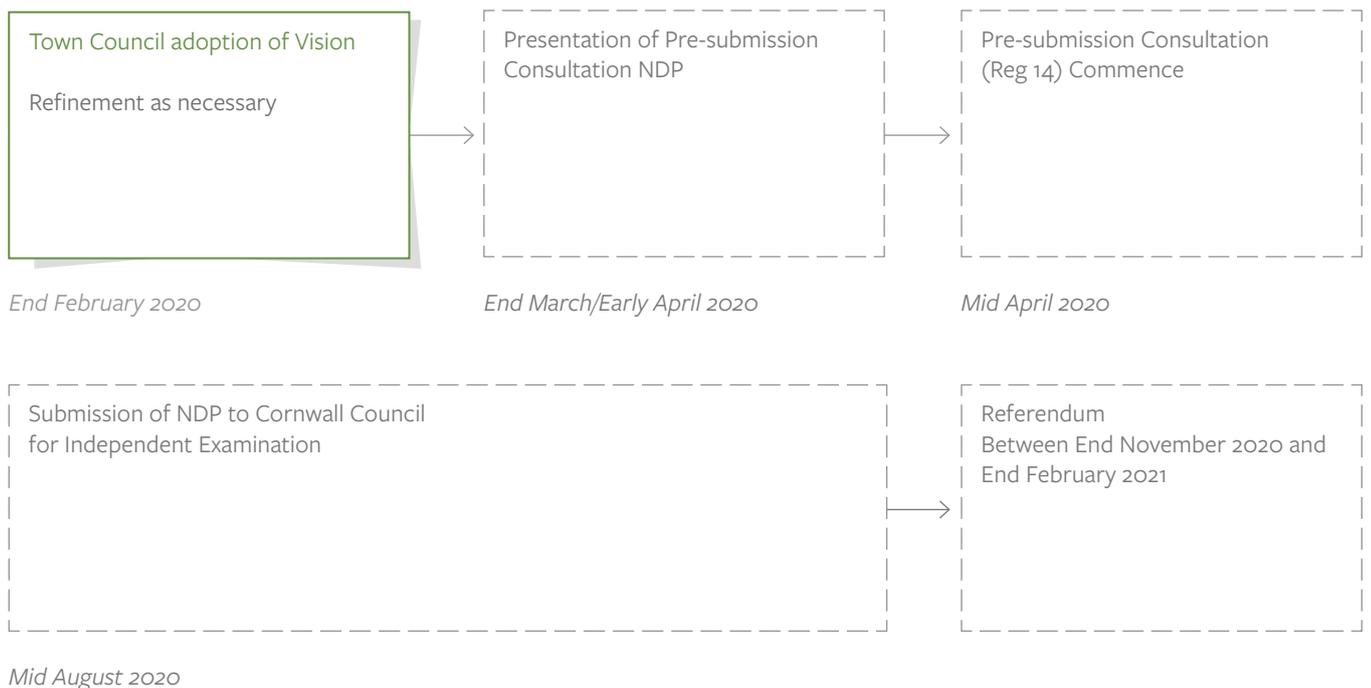
The Vision has been developed out of an understanding of some of the key issues that affect the fortunes of Callington and Kelly Bray. This knowledge comes from local people who know the area best and from available background information including for example; the evidence base for existing and emerging planning policy, socio-economic background, census data, transport considerations and environmental issues and designations.

The Vision process has been led by the Neighbourhood Plan Steering Group with support from the consultant team. In order to get to know about Callington and Kelly Bray, the consultants have visited extensively at different times of the day and year – including guided visits by Steering Group members, regular project update sessions with the Town Council and Steering Group and numerous one to one

meetings with stakeholders in the town – representing key groups and organisations. The team has also undertaken its own analysis and review of the area.

In addition to this, extensive engagement with residents and businesses has taken place throughout the project – this has provided a uniquely informed local perspective on what works, what does not and how things could be improved.

Consultation has included – an area wide survey; public exhibitions at the town hall – static and manned; a call for sites; housing and transport Steering Group sub-groups; a business questionnaire and website and social media communication – throughout the period.



A healthy and sustainable place to live...



Tackle the climate emergency



Reduce noise and air pollution



Energy generation - renewable sources and recycling



Reduce impact of traffic



Green the town centre environment

Local job opportunities...



Support for business existing and new



Tourism opportunities



New employment opportunities



Identify sites for employment



Support town centre businesses

A beautiful town centre...



Make a beautiful place that people want to visit



Improve Fore Street



Greening of the town centre



Support existing businesses / services



Future role

Some of the key issues raised...

What do local people think?

Consultation to date has included: A town survey; summer exhibition; steering group workshops and other public consultation events.

Key issues raised

The Neighbourhood Plan area was designated in 2016 and since that time the Town Council and Neighbourhood Plan Steering Group have invited local people to identify the issues that are important to them – as individuals and as groups. Many issues have been raised which provides a fantastic source of understanding. Some of the key themes are summarised on the opposite page – identifying different ways to address them forms the basis of the Vision and Vision Framework.

The themes represent those issues that appear to resonate with most people - different members of the community have different individual priorities.

A healthy and sustainable place to live...

Callington, Kelly Bray, along with other settlements in the local area, declared a climate emergency in 2019. Many of the issues identified by local people relate to improving the environment. Important questions include: How can pollution and other impacts of through traffic be reduced? Can the town be made greener with a smaller carbon footprint? Is it possible to make new housing more sustainable? How can the community contribute to making a better environment?

Local job opportunities...

Many people are keen to ensure that job opportunities of different types can be found in the locality and that as a result the local economy is as strong as it can be. Key questions include: How can we encourage new businesses to start-up? How can they be supported? Is there a positive future for Fore Street and shopping in Callington? Can small shops be supported? How can the town adapt to encourage an improved economy in the future? – are there new opportunities such as green tourism that can be realised?

A beautiful town centre...

A recurring issue for many people is the disappointment that exists about the nature of the town centre environment. Whilst the community is strong and there is clearly great affection towards the town the lack of quality in the town centre compared to other towns that people know and visit elsewhere is a concern. Key questions include: What can be done to make a better town centre? How can it be more attractive to visitors? Can the environment of Fore Street be improved – what role should it have in the future? Is it possible to encourage a better range of facilities, shops, cafes, restaurants?

A stronger community...



Better health facilities



Improve school facilities



Strain on existing facilities



Community facilities



Community cohesion

Quality homes for everyone...



Meeting a range of needs



Affordability



Identify sites for future housing



Improve the design quality and sustainable qualities of housing

Green transport...



Better public transport



Improve cycle and walking



HGVs through the town centre



Pedestrian safety



Reduce traffic speeds

Some of the key issues raised...

What do local people think?

Consultation to date has included: A town survey; summer exhibition; steering group workshops and public consultation events.

A stronger community...

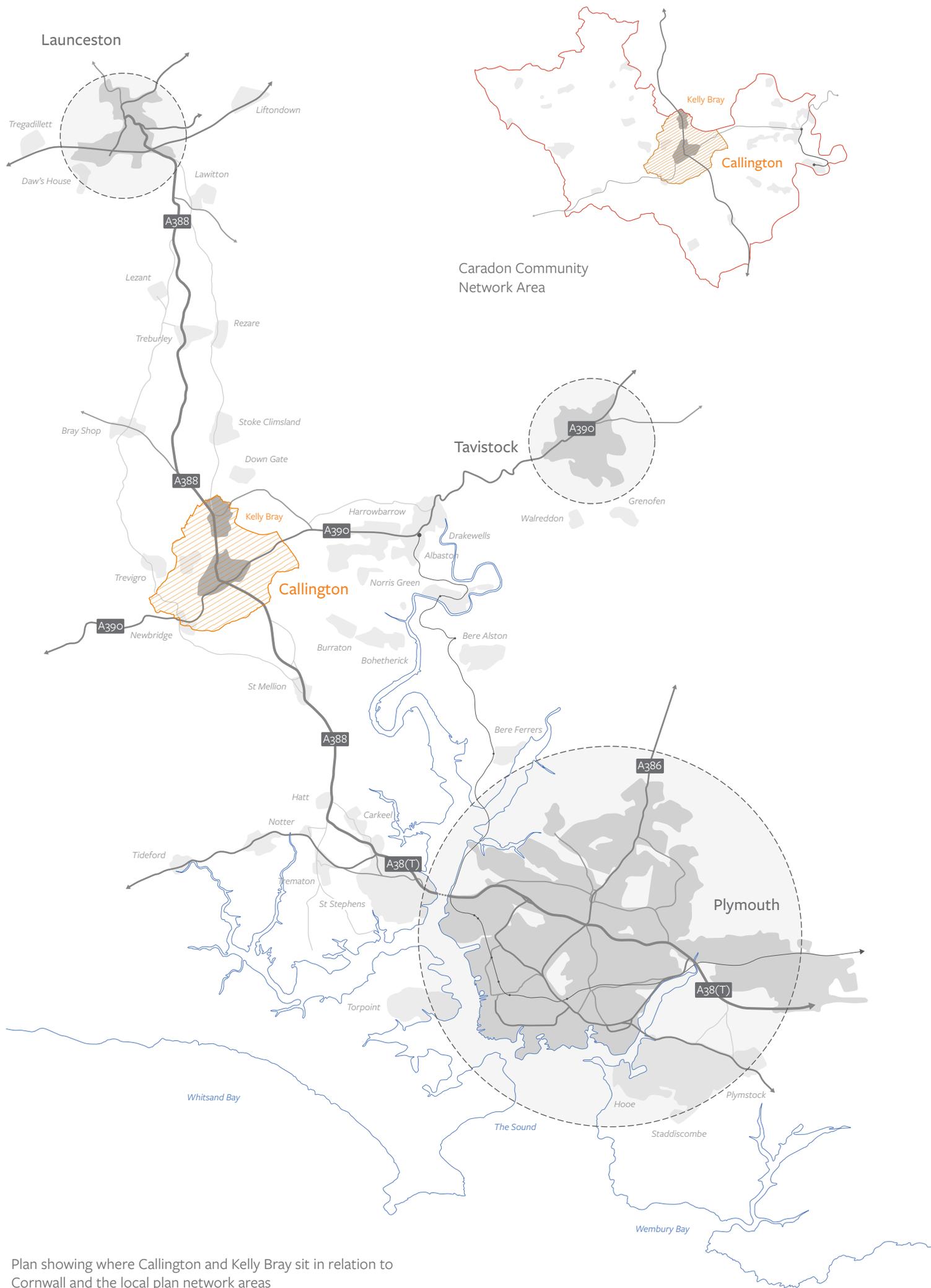
The strength of the local community provides a sense of pride for people. There are concerns that in spite of this local community facilities need to be improved. Important issues raised include: What is the future of the local schools? How can better health facilities be created? Are there good enough facilities for young people? How can anti-social behaviour problems be addressed?

Quality homes for everyone...

Most people understand that more new homes are needed in the area in the future in order to meet local need and ensure that people in the community have high quality places to live. Questions include: Where should the new homes be located? How can it be ensured that new homes can be afforded by and are available for local people? Is it possible to improve the design of new homes so that they are not standard 'boxes' that might be anywhere in the UK? Can new housing be designed so that it is more sustainable?

Green transport...

The negative impacts of traffic on Callington and Kelly Bray is clearly a really big concern for everyone. Many specific problems about the highway network have been highlighted. The effect of through traffic including HGVs on the town and village environment is a particular worry – concerns about safety for pedestrians and cyclists, noise and air pollution and the negative effects of traffic on Fore Street have been identified by many people. Important questions moving forward are focussed around how these problems can be resolved and how can they persist if Callington and Kelly Bray are going to seriously address the challenges of the climate emergency?



Plan showing where Callington and Kelly Bray sit in relation to Cornwall and the local plan network areas

What do local people think?

Planning context

The area is covered by the Cornwall Local Plan 2010 – 2030 which currently guides planning decisions. Once a Neighbourhood Plan is in place, this will sit alongside the Local Plan and be used for the determination of planning applications in the local area.

Callington and Kelly Bray are also in the Caradon Community Network Area, along with the parishes of Calstock, Linkinhorne, Pillaton, South Hill, St Dominick, St Ive and St Mellion. Community Network Areas have been established to act as a local focus for debate and engagement and inform place specific strategies, including neighbourhood plans.

The Caradon Community Network Area identifies a number of objectives including the regeneration of Callington town centre and the provision of affordable housing and employment opportunities. Callington is identified as the key settlement and the location that will be required to accommodate the majority of the housing needs for the wider network area. The Local Plan identifies a need of around 480 new homes for Callington between 2010 and 2030.

Work to prepare the Neighbourhood Plan is already underway. This Vision forms a key part of the evidence base that will be used to inform the content of the Plan. Further information on the recommendations for the Neighbourhood Plan are provided in Section 6.



Photograph from the Vision consultation event

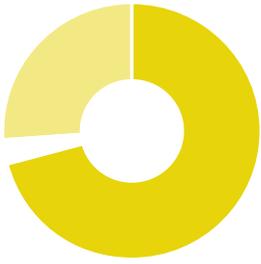


What do local people think?

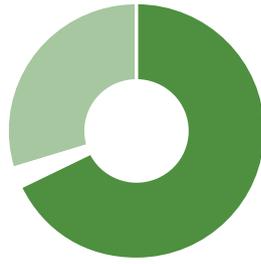
Consultation overview

The Vision has been developed out of a good understanding of what the people of Callington and Kelly Bray think about the area. This understanding has been developed between 2017 and the beginning of 2020 – and is still on-going.

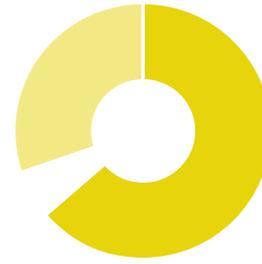
Extensive consultation within this period has included: a town wide web-based residents survey; five manned public exhibitions and static unmanned exhibitions in the town hall; website and social media communications; regular Steering Group sessions – topic based workshops; housing and transport sub-group meetings to focus on specific issues; a business survey; individual stakeholder meetings; meetings with Cornwall Council officers; a call for sites to assess the availability of land that might be suitable for housing and employment; and regular updates in the Callington and Kelly Bray newsletters.



Should existing residents in the Parish get first refusal on affordable housing, rather than those outside the Parish?



Should future developments include the provision of open spaces?



Do you think that priority should be given to new homes that are built to a higher standard of energy efficiency?



Do you feel traffic congestion in town creates a problem in terms of health and safety?



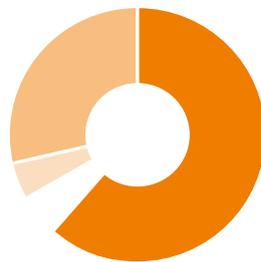
Should a bypass be provided?



Should there be clearly marked, designated cycle lanes on the roads, where feasible?



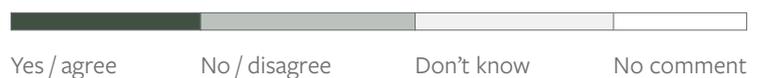
Callington should make provision for and attract more local traders/retailers?



Callington should make provision for and attract more shopping opportunities in the town centre?



The provision of social and leisure facilities for 15-18 year-olds is adequate in the parish?



What do local people think?

Area wide residents survey

During June – July 2015 an area wide residents survey was undertaken by the Neighbourhood Plan Steering Group. Analysis of the survey results was carried out during 2016 coinciding with the designation of the Neighbourhood Plan area. The survey provides a very helpful foundation for understanding what people in the area consider to be some of the key issues that need to be addressed. The survey was completed by 772 people which is a significant response – it should be noted that the majority of respondents were over 60 years old which does not represent the age balance across the area.

The survey asked questions concerning a number of important topic areas – these included: Housing; the environment we live in; renewable energy; transport infrastructure; local business and economy; mining; health and leisure; education and youth provision.

Some of the summary headlines from the survey (see Appendix 2) include the majority of people favouring:

- More affordable and specialist housing with locals being given first refusal;
- New development fitting in with the local environment and existing buildings;
- Local landscape and churches as the main focus for preservation;
- Renewable energy projects – developers should respect this;
- Overcoming many road hazards in Callington and Kelly Bray;
- A by-pass to the east of the town;

- More shopping opportunities;
- No out of town shopping;
- Improved tourism marketing;
- Mining in the parish;
- Seeking alternative sites for schools;
- Improved adult education facilities and better social and leisure facilities for young people;
- Improved health care provision – a lack of facilities is a major concern;
- Providing an appropriate level of community infrastructure over the next 20 years – this is seen as a big challenge.

Following the town wide survey, a community meeting reviewing the results and identifying some opportunities took place during July 2017 at the town hall. Many similar themes have come through in more recent consultation. Some issues have taken on greater emphasis including most particularly heightened concern for addressing the climate emergency.



Sense of pride - nice place to live



Pride - litter picking group



A commuter town



Not suitable for many businesses



Poor road widths



Town Hall - popular space



A range of community events



Boy racers & anti social behaviour



Parking is problematic



Some nice parks



Limited safe crossing points



Some good local facilities



HGV's in the Town Centre



Lots of Historic buildings



Limited range of shops

What do local people think?

Neighbourhood Plan Steering Group workshops

So that the consultant team could begin to understand the area, a series of fact-finding Steering Group workshops took place during the early part of 2018. The workshops explored topic-based subjects and provided an opportunity for the Steering Group to review and identify key issues. The content and findings of the sessions are set out in Appendix 3.

Callington Town Centre

Strengths:

- Sense of pride – nice place to live
- Position – largest town in the area. 20 minutes from everywhere
- Central town hall with good facilities
- Lots of historic buildings
- Established community of older people
- Nice parks
- Popular halls with a range of groups utilising the space throughout the week
- Well used library (largest in Cornwall) with links to health and community groups
- A youth club with good community connections and new open space that is well utilised
- There are good community facilities: a young farmers group, scouts, YMCA and various sports clubs
- A great range of community events i.e. film shows, carnival, May Fest and Honey Fair
- Strong sense of community pride
- Parking: limited free throughout the town. There is a large car park central to the town, with commuter bus stops (to Plymouth) nearby

Weaknesses:

- A commuter town - poor position, people drive to Plymouth for out of town shopping and for work
- Improvements for facilities catering for older children required
- The town suffers from anti-social behaviour
- Areas of Callington have some of the highest urban poverty statistics in Cornwall
- HGV's in the Town Centre
- Few safe and/or designated places for pedestrians to cross the main road
- Town is not a destination for shopping
- Fore Street has narrow pavement sections
- There are concerns about road safety
- Church Street is unsafe
- Cars have priority in the town centre currently, which fuels road rage against other drivers and pedestrians
- Callington is located on a busy strategic route
- Air quality is poor due to large vehicles and freight travelling through the centre of town etc and general volume of traffic.
- The existing streets need to be adapted to work for everyone
- Poor / dangerous pedestrian crossing points on the main road

Callington and Kelly Bray Neighbourhood Plan Steering Group Update Presentation:

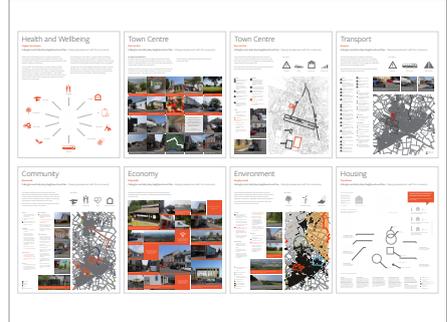
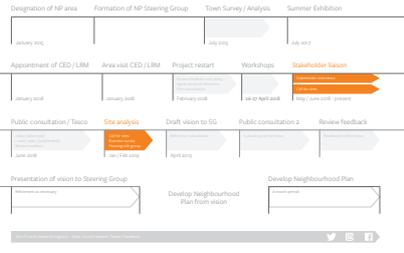
Consultation Review

Feb 2019



CliftonEmerydesign

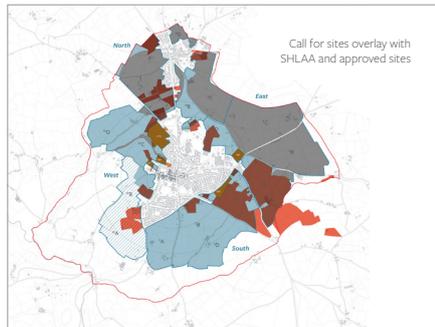
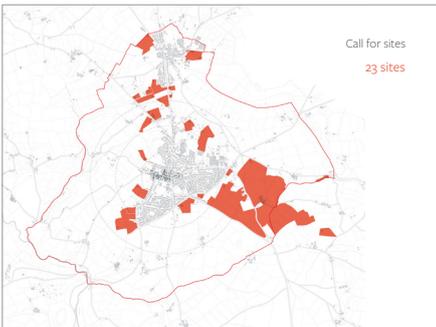
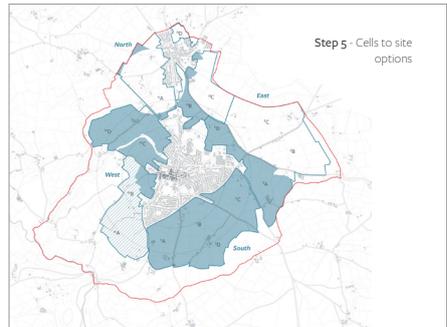
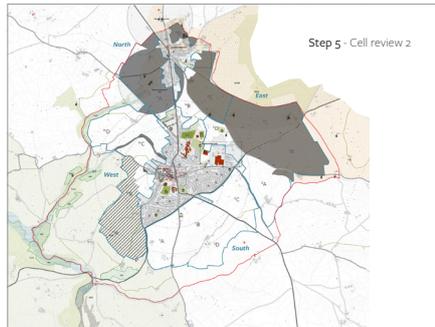
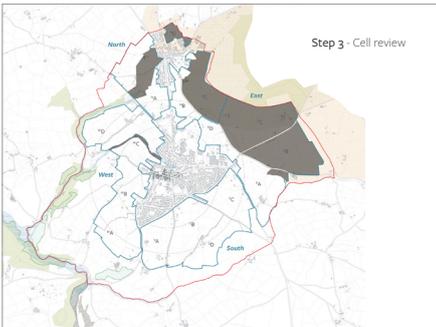
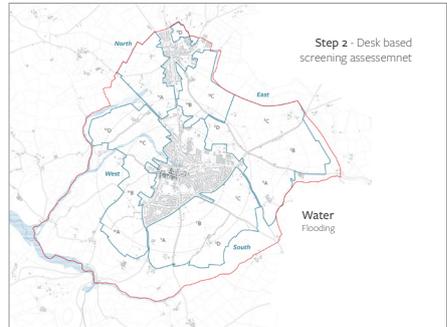
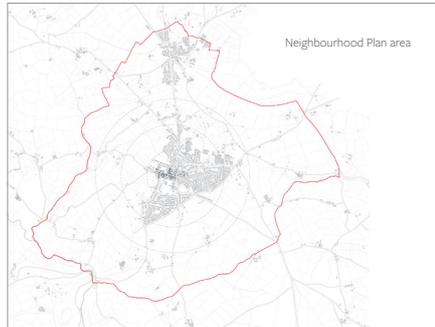
Programme - update



Stakeholder engagement

Key Stakeholders

- Cornwall Council - planning, estates, housing, transport etc
- Callington and Kelly Bray Town Council
- Schools / Youth Panel
- Community groups - churches, scouts, sports clubs
- One Callington
- Young people
- Young farmers
- Landowners
- Developers, agent and consultants
- Business community
- Ginsters and other significant employers
- Mining company
- Community facilities - library, health care
- Housing - registered providers and Cornwall Council
- Events organisers
- Others



Allocation of land next steps

- Detailed site assessments
- Confirm level of growth
- Review permissions, call for sites and SHLAA
- Establish sub group
- Explore housing issues in workshops
- Determine level of growth
- Oversight of detailed site assessments
- Review options for growth
- Make recommendations to group and TC

What do local people think?

Stakeholder sessions

As well as group events, workshops and town wide consultations, stakeholder meetings have taken place with individuals who represent important groups and organisations within the area. These have been important for ‘drilling down’ in greater detail in relation to certain issues.

Stakeholder sessions have included meetings with the following:

Town Council members; Cornwall Council members; Cornwall Council officers (planning, community, estates, transport, education); Primary School Head Teacher; Secondary School representatives; Secondary School Youth Forum; youth group representatives; local traders; Kelly Bray Residents Association representative; One Callington representative; land owners and developers responding to

the Call for Sites; local business owners responding to the Business Survey; Health Centre/ NHS representatives; St Mary’s Church – Reverend Tony Stephens; Callington Methodist Church – Reverend Martyn Smith; Sports club representatives (including bowling and football); the Redwood Mining Company; Cornwall Business Forum.

There are other groups and individuals who the Steering Group and consultant team would like to have met with in order to inform the development of the Vision. To some extent the Vision is a dynamic process and it is expected that on-going consultation regarding issues effecting the town will continue.

Below
Survey handout leaflets

Please send the completed form to:

Callington Town Council
The Town Hall
New Road
Callington
Cornwall, PL12 9BD

or by email to: clerk@callington.gov.uk

www.callington.gov.uk

Business Survey

Callington and Kelly Bray Neighbourhood Plan

Data Protection and Environmental Information Regulations

We need permission to hold your details on our database. Submission of a form electronically will be taken to consent to process your personal data. Please confirm your consent below by ticking the box.

I give consent that my contact details and related responses will be held by Callington Town Council and commissioned to help us develop the plan in relation to neighbourhood planning matters.

Please sign (or type your name) if submitting electronically.

	Date:

This information is collected by Callington Town Council in accordance with the Data Protection Act 2018. The purpose for collecting this data is:

- inform other staff associated with the Callington and Kelly Bray Neighbourhood Plan, and
- to contact you, if necessary, regarding the events given on this brochure.

The form may also be used to discuss with other parties if you consent. Callington, Kelly Bray and Cornwall Council, but the contact details on the first two pages will be destroyed as soon as possible. Data will be kept for as long as is considered useful for the above purposes.

Any recorded information held by Callington Town Council can be requested under the Freedom of Information (FOI) Act 2018 or the Environment Information Regulations (EIR) 2012.

Completion notes

- Please complete one form for each site.
- You must give your name and address for your submission to be considered.
- You must include a map or aerial photograph showing the precise boundaries of the site.
- Please submit your responses by Friday 10th March 2019.

The Neighbourhood Plan is a legal planning document that will help to guide the type and form of development in the area in the future. Further details on the project can be found here:

<https://callington.gov.uk/neighbourhood-plan/>

The Plan will consider areas for new homes and employment space in order to meet future needs and identify the infrastructure and other improvements that will help the area develop over twenty years or so.

We would like to find out what the Plan can do to help existing and future businesses in the area. Please use the form to provide your views on the topics and issues that are important to your business.

You do not need to answer all of the questions. Just those that you feel are relevant.



Neighbourhood Plan boundary

Please send the completed form to:

Callington Town Council
The Town Hall
New Road
Callington
Cornwall, PL12 9BD

or by email to: clerk@callington.gov.uk

www.callington.gov.uk

Call for Sites

Callington and Kelly Bray Neighbourhood Plan

Data Protection and Environmental Information Regulations

We need permission to hold your details on our database. Submission of a form electronically will be taken to consent to process your personal data. Please confirm your consent below by ticking the box.

I give consent that my contact details and related responses will be held by Callington Town Council and commissioned to help us develop the plan in relation to neighbourhood planning matters.

Please sign (or type your name) if submitting electronically.

	Date:

This information is collected by Callington Town Council in accordance with the Data Protection Act 2018. The purpose for collecting this data is:

- inform other staff associated with the Callington and Kelly Bray Neighbourhood Plan, and
- to contact you, if necessary, regarding the events given on this brochure.

The form may also be used to discuss with other parties if you consent. Callington, Kelly Bray and Cornwall Council, but the contact details on the first two pages will be destroyed as soon as possible. Data will be kept for as long as is considered useful for the above purposes.

Any recorded information held by Callington Town Council can be requested under the Freedom of Information (FOI) Act 2018 or the Environment Information Regulations (EIR) 2012.

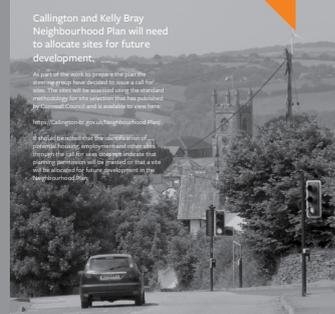
Completion notes

- Please complete one form for each site.
- You must give your name and address for your submission to be considered.
- You must include a map or aerial photograph showing the precise boundaries of the site.
- Please submit your responses by Friday 10th March 2019.

The Council shall act reasonably and use its discretion when making a decision to release or withhold this information.

If you have any concerns regarding the processing of your data please call Town Clerk Helen Coussell on 01752 316111 or email: clerk@callington.gov.uk

You do not need to answer all of the questions. Just those that you feel are relevant.





3.2 ha
Secondary School

180

180

1 ha
30 houses

100

100

1 ha
Employment

100

100

Tiles used in the workshop to help shape development options

What do local people think?

Housing and Employment Sub-Group

One of the most difficult challenges for the Neighbourhood Plan Steering Group has been to review issues around housing and employment growth as part of the Vision and subsequently the Neighbourhood Plan. Perhaps more than any other issue, the future of housing in the area is subject to differences in opinion.

In order to tackle housing issues objectively, a Housing and Employment Sub-Group of the Neighbourhood Plan Steering Group was established. This group met regularly during the development of the Vision in order to forge a Vision for housing and employment in the area as an integral part of the overall Vision.

The Housing Sub-Group reported back to the Neighbourhood Plan Steering Group and used Cornwall Council's adopted methodology for housing and employment site selection in order to guide the process. All members of the group signed up individually to a terms-of-reference - which amongst other requirements necessitates that any potential conflicts of interest be identified.

The consultant team helped members of the Sub-Group to work through the site selection methodology in a series of workshops during 2019. These included a sifting process which assessed the suitability of sites against established designations (such as landscape and historic environment designations and the mining safeguarding area), identified physical constraints (such as topography, visibility in the landscape, and transport and access considerations), fit with wider Vision objectives and the availability and practicality of development coming forward. Landowner responses to the Call for Sites also formed part of the methodology in understanding availability. Where necessary, sites were visited to review the practicality of development.

Appendix 5 contains background material illustrating the work of the Housing Sub-Group.



Right
The preferred option

What do local people think?

Transport Sub-Group

Early consultation work including the town wide survey identified that there are many transport issues that are of concern to the local community. In response to this, a Transport Sub-Group of the Neighbourhood Plan Steering Group was formed to identify specific issues that require attention in the Vision and Neighbourhood Plan. This has resulted in identification of general concerns – such as the negative impact of through traffic on the town centre and on Kelly Bray and the quality of the environment in Fore Street to very specific concerns at identified locations on the highway network. In order to inform the Vision, transport

consultants – Awcock Ward Partnership, joined the team in Autumn 2018. Their brief has been to help the Steering Group to identify solutions in liaison with the Highway Authority. This work has included a review of options for Fore Street and an initial high-level review of whether through traffic, including HGVs, could be directed away from the town centre onto Florence Road.

Appendix 6 includes issues identified by the Transport Sub-Group.

Large vehicles travelling through the centre of town





Photographs from the consultation event

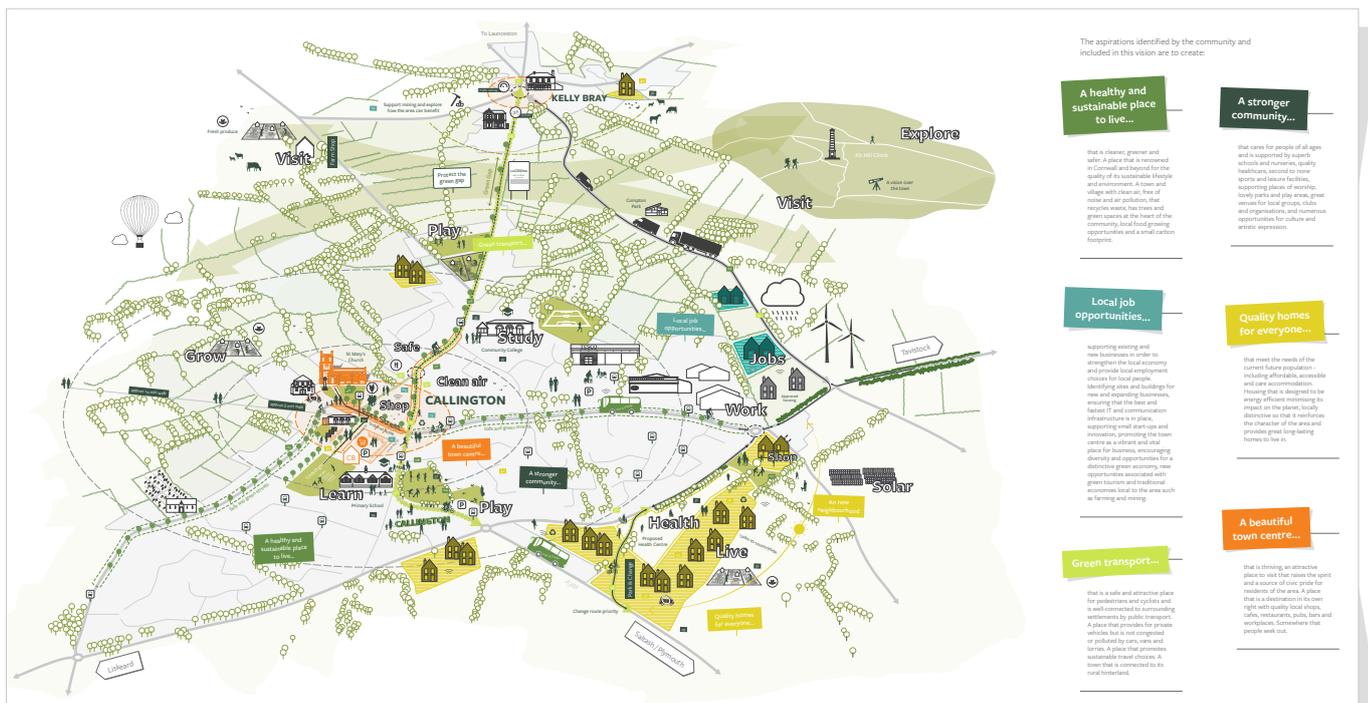
What do local people think?

Public exhibition – 2019-20

Following extensive consultation and review, a static exhibition illustrating the draft Vision was housed at the town hall through December 2019 and throughout January 2020. This was supported by two manned exhibitions in the town hall on Monday January 6th and Saturday January 11th 2020. The exhibition material was also available for review on-line and through social media. About 40 people visited the manned exhibitions. Attendees were invited to provide written feedback to the draft Vision.

Generally, the content of the Vision was supported. Appendix 8 sets out the feedback about the exhibition.

Below
Extract from the
consultation panels



“to secure the home healthy,
the house beautiful, the town
pleasant, the city dignified
and the suburb salubrious”.

Aims of The Planning Act (1909)

The Vision

Section 3

This section of the document explains the Vision that has been generated as a result of understanding people's ideas and aspirations. The Vision provides an overarching strategy and touchstones for development from which the framework plan has been prepared.



Photograph looking towards Callington Town Centre from Tavistock Road

The Vision

“We all want beauty for the refreshment of our souls”.

Octavia Hill (1883)

A Regeneration Vision for Callington and Kelly Bray

The Vision for Callington and Kelly Bray includes a series of project ideas that point to how the area could be improved over the next 20 years in order to establish a cleaner, greener and safer future.

In consultation with the local community the Neighbourhood Plan Steering Group has concluded that the focus for improvement and regeneration should be around delivering... a beautiful town centre, green transport, a stronger community, quality homes, and better job opportunities... within a healthy and sustainable place.

When promoting and reviewing all proposals for change it is important that they demonstrate a step change in quality and have widespread beneficial impacts. This will help to ensure that the change can be transformational.

The following will be key indicators:

Civic pride and quality

As with many settlements in the UK, in Callington and Kelly Bray the quality of the built environment has declined over the last 50 years or more. As a result the physical image of the town does not represent the strength and local pride embedded within the community well. To transform the fortunes of the area it is crucial that each new project is delivered with a renewed quality and dignity which recognises the unique qualities of this part of rural Cornwall. This way a renewed civic pride can be established.

Community and inclusiveness

Spreading the benefits of regeneration requires on-going focus on all parts of the community – identifying a range of benefits that are inclusive for everyone. The Vision sets out a rich array of projects that aims to achieve this.

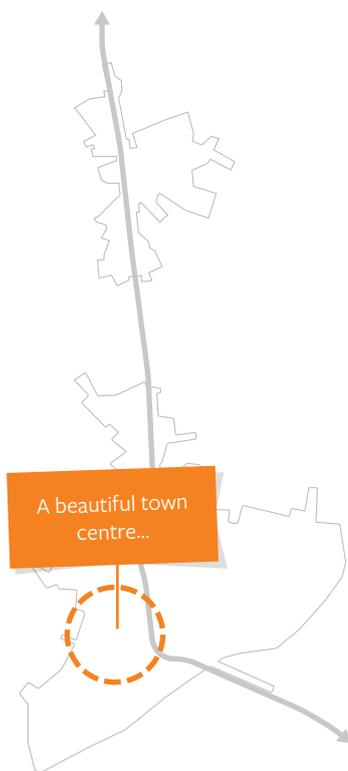
Economic and social sustainability

Callington and Kelly Bray are a Cornish town and village of a particular scale and make-up. It is important that any new development is of a scale and nature that respects this. Consequently the scale of growth - in housing and in jobs for example; and the nature of change - in the town centre and the wider environment for example, needs to recognise this. Proposals should be of an appropriate physical scale for the place.

The Vision

Regeneration focus:

In order to achieve the Vision a number of broad objectives have been identified by the community. Meeting these objectives will underpin delivery of the Vision:



A beautiful town centre...

To create a destination that local people are proud of, supports local businesses and gives many good reasons for people to visit the town.



Green transport...

To help to tackle the climate change emergency by reducing the impact and reliance of cars and HGVs on the civic qualities of the town and village. Providing real and attractive alternatives and improving the town centre environment



A stronger community...

To build upon existing strengths to ensure that the people of the area are well-served by local community facilities; health, social, education, retail, leisure and recreation, and transport – responding to the needs of a diverse community.



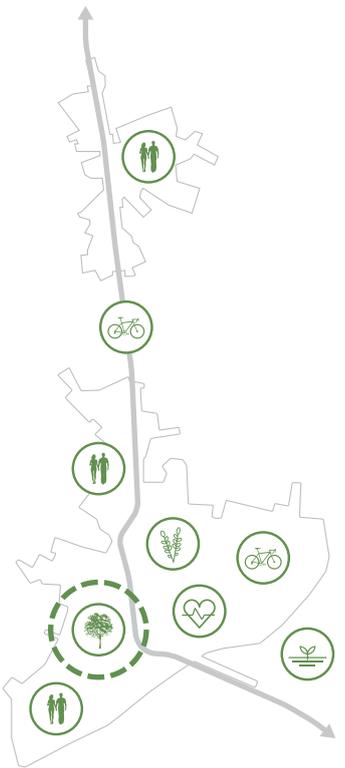
Quality homes for everyone...

To provide new homes for the future to meet local needs. To ensure that the new homes are designed so that they minimise their impact on the planet and are great places too.



Local job opportunities...

To ensure that existing businesses are supported – including in the town centre. To ensure that new business are supported and there is opportunity for start-up, growth and consolidation.



A healthy and sustainable place to live...

To ensure that the focus for regeneration forges an improved Callington and Kelly Bray that is wrapped up as a more healthy and sustainable place to live.



A healthy and sustainable place to live...



Quality homes for everyone...



Local job opportunities...



A stronger community...



A beautiful town centre...



Green transport...



A Vision for 2030

Callington and Kelly Bray in 2030 are thriving-places set within the rolling Cornish countryside overlooked, as they always have been, by Kit Hill which defines the local landscape – big changes have happened to the area in the last decade. Kit Hill today has a view over an area with a very positive outlook on the future. The Callington area is a sought-after place to live. It represents an amazing success story for the local community which declared a climate emergency in 2019 - in response to growing concerns about the impact of everyday life on the future of the environment for future generations.

Callington is a focal point for a wider community of smaller settlements that have all been wrestling with the same challenge to their environments – as well as Kelly Bray, these include amongst others, Stoke Climsland, St Dominic, Calstock, St Mellion, South Hill, St Ive and Quethiock. Together the town and surrounding villages have made great strides towards creating a sustainable network that has risen to the challenges of a changing world.

Fore Street is at the civic heart of the changing Callington community as it has been for centuries. Following its greening and pedestrianisation in the early 2020s the street became an improved focus for the town – a great place to visit local shops; cafes; pubs; a place to live and to work; to sit out when the weather is good and to visit the local farmers and produce market which now spreads throughout the centre of town. Fore Street is connected by its narrow lanes to the new green square next to the entrance to the market and the town hall. New shops and homes in the town centre, the new transport hub and the Callington Innovation centre have all helped to make it a busier and more attractive place to be.

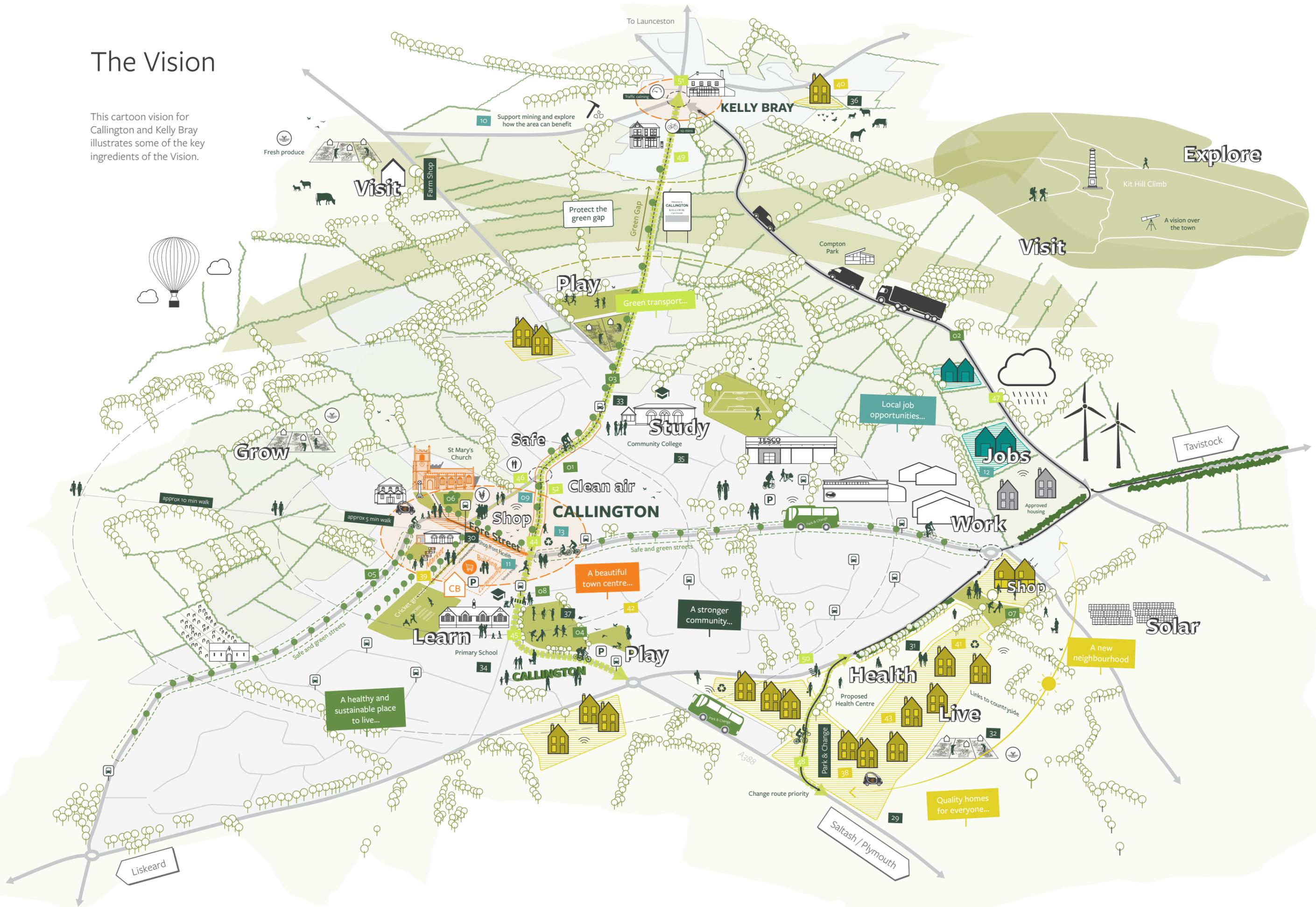
The greening of Callington has made for a much more attractive and ecologically rich environment. Tree planting, opportunities for growing food throughout the area, Building with Nature designs for new housing areas, the opening up of the St Mary's Church graveyard garden for public use and new pedestrian links to the cricket and bowling clubs and investment in the town park make for a much greener town centre.

Callington and Kelly Bray are renowned for being clean, green and safe – big lorries and trucks no longer thunder through the middle of the town creating noise and air pollution and safety concerns – these now take a different route outside the town. The main streets of Callington are now safe places to walk and cycle – the new cycle lane linking Kelly Bray and the centre of town has made a huge difference. A tree for every home – the ambitious tree planting programme introduced in 2022 continues to reinforce the area as one of the greenest in Cornwall. The greening of the former trunk road through the middle of town has helped to inspire a town and community that is increasingly being characterised by its environmental credentials.



The Vision

This cartoon vision for Callington and Kelly Bray illustrates some of the key ingredients of the Vision.



A healthy and sustainable place to live...

The Vision for Callington and Kelly Bray sets a strategy and framework for the area – how the community sees its future.

Some artist impressions, images and precedents photos in the Vision document are intended to convey an idea of what might be possible through the delivery of projects – they should not be read as actual proposals. Detailed proposals would come forward following feasibility and consultation.

that is cleaner, greener and safer. A place that is renowned in Cornwall and beyond for the quality of its sustainable lifestyle and environment. A town and village with clean air, free of noise and air pollution, that recycles waste, has trees and green spaces at the heart of the community, local food growing opportunities and a small carbon footprint.

Local job opportunities...

supporting existing and new businesses in order to strengthen the local economy and provide local employment choices for local people. Identifying sites and buildings for new and expanding businesses, ensuring that the best and fastest IT and communication infrastructure is in place, supporting small start-ups and innovation, promoting the town centre as a vibrant and vital place for business, encouraging diversity and opportunities for a distinctive green economy, new opportunities associated with green tourism and traditional economies local to the area such as farming and mining.

Green transport...

that is a safe and attractive place for pedestrians and cyclists and is well-connected to surrounding settlements by public transport. A place that provides for private vehicles but is not congested or polluted by cars, vans and lorries. A place that promotes sustainable travel choices. A town that is connected to its rural hinterland.

A stronger community...

that cares for people of all ages and is supported by superb schools and nurseries, quality healthcare, second to none sports and leisure facilities, supporting places of worship, lovely parks and play areas, great venues for local groups, clubs and organisations, and numerous opportunities for culture and artistic expression.

Quality homes for everyone...

that meet the needs of the current future population - including affordable, accessible and care accommodation. Housing that is designed to be energy efficient minimising its impact on the planet, locally distinctive so that it reinforces the character of the area and provides great long-lasting homes to live in.

A beautiful town centre...

that is thriving, an attractive place to visit that raises the spirit and a source of civic pride for residents of the area. A place that is a destination in its own right with quality local shops, cafes, restaurants, pubs, bars and workplaces. Somewhere that people seek out.

The Vision

These images illustrate some pictures from elsewhere to give a feel for the spirit of change that the Vision seeks to achieve.

A healthy and sustainable place to live...

Mining Heritage



Free of noise and air pollution



Tackling the climate emergency



Clean air



Local food growing



Sustainable lifestyle



Local job opportunities...

Health Centre



Great community facilities

Electric buses



Safe routes to school



A stronger community...



Nice Village hall



Care for people of all ages



Walking





Locally distinctive
- part of Cornwall



Accessible

Affordable



Support existing
and new
businesses



Great places to live



Energy efficient

Quality homes
for everyone...



Civic pride



Quality



Make the
most of
development
opportunities

Green transport...



Electric cars

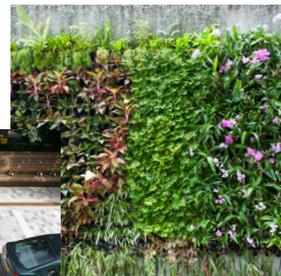
A beautiful
town centre...



An attractive
place to visit



Pedestrian friendly
High Street



Greening the Centre



“Human society and the beauty of nature are meant to be enjoyed together”.

Ebenezer Howard (1898)

The Vision Framework

Section 4

The Vision Framework identifies ideas throughout the area that can begin the process of moving Callington and Kelly Bray towards achieving its Vision.



Photograph looking towards Callington from Kit Hill



Background to the Framework Plan

The Vision Framework includes a series of project ideas that have been devised by the local community to begin the process of change and contribute toward moving Callington and Kelly Bray forwards in delivering its vision. The ideas represent the key objectives of the Vision.

The 50 projects within the Framework are not exhaustive but are aimed at providing a structure for change moving forward. Other ideas for projects, policies and proposals will no doubt add positively to these over time. To succeed it is important that the Vision remains dynamic and adaptable to changes in circumstance and to the changing fortunes of the town and its place in Cornwall, the UK and the world. Whilst it is important that the Vision is realistic and pragmatic – which it does set out to be – it also needs to be aspirational in order to take on the challenges identified by the community in a meaningful way.

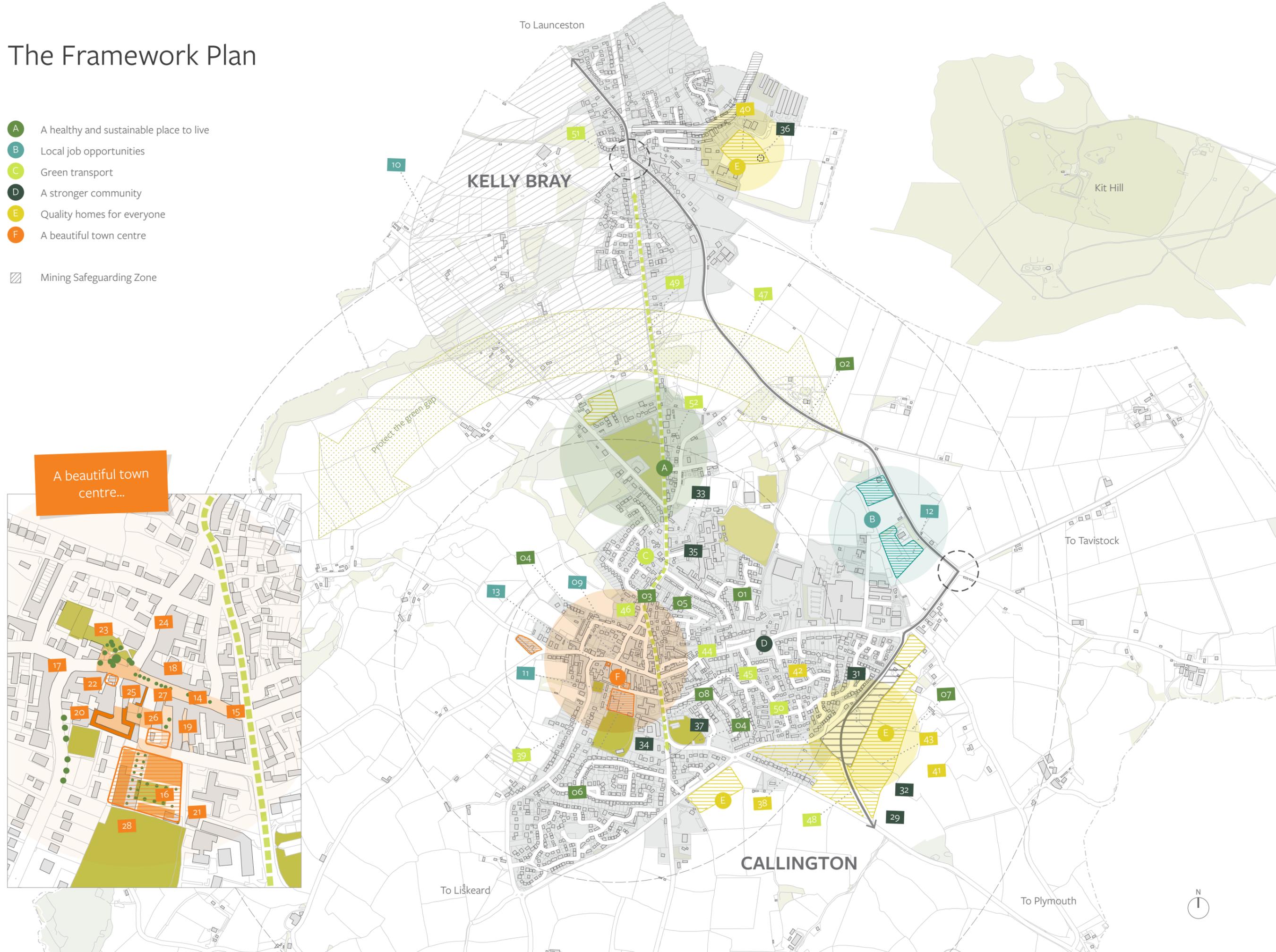
In order to achieve the Vision, it will require hard work by many people over many years. The Neighbourhood Plan will provide planning policies to support the direction that Callington and Kelly Bray have chosen to take – this will follow the Vision in 2020.

Some of the ideas will require public funding, others could be delivered by the private sector – some may be delivered through a combination of the two. Some ideas need further understanding of their feasibility – such as the transport related initiatives.

In combination the project ideas within the Vision Framework Plan provide a direction – the key to success will then be how the community and agencies responsible can demonstrate the tenacity required to deliver them on the ground.

The Framework Plan

- A A healthy and sustainable place to live
- B Local job opportunities
- C Green transport
- D A stronger community
- E Quality homes for everyone
- F A beautiful town centre
- Mining Safeguarding Zone



A beautiful town centre...



Identifying the ideas

About the projects in the Vision Framework Plan

The following pages (57 - 76) provide an introduction to 50 ideas – or projects that aim to assist Callington and Kelly Bray in delivering its Vision for change.

- | | | | |
|----|--|----|--|
| 01 | Cleaner, greener and safer | 29 | Pride in Kelliwik |
| 02 | A new route for lorries | 30 | Callington art |
| 03 | Improvements to A388 | 31 | New health and care facilities |
| 04 | Enhance green space | 32 | Eat healthy in Callington |
| 05 | A Forest for Callington and Kelly Bray | 33 | Community events |
| 06 | Callington with flowers | 34 | Primary School |
| 07 | Building with Nature | 35 | Secondary School |
| 08 | A safe plan for pedestrians | 36 | Village Hall for Kelly Bray |
| | | 37 | Saltash Road Park |
| 09 | Support existing employers | 38 | Housing for Callington |
| 10 | Supporting proposed mining industry | 39 | Housing in the town centre |
| 11 | Innovation Centre for Callington | 40 | Housing for Kelly Bray |
| 12 | New employment sites | 41 | Residential design quality |
| 13 | Supporting the town centre | 42 | Improving existing housing stock |
| | | 43 | Providing homes for all needs |
| 14 | Remodelling and greening Fore Street | 44 | Redesignation of A388 through Callington |
| 15 | Temporary closing of Fore Street | 45 | Management of HGVs in the town centre |
| 16 | New Road (north) car park | 46 | Mustard Seed improvements |
| 17 | Historic building enhancement | 47 | Florence Road improvements |
| 18 | Shopfront facelift scheme | 48 | Saltash Road priority change |
| 19 | Callington Lanes | 49 | Cycle lane linking Kelly Bray and Callington |
| 20 | Callington Town Market | 50 | Safe pedestrian plan |
| 21 | School Lane | 51 | Kelly Bray speed reduction |
| 22 | Garage redevelopment opportunity | 52 | Town legibility plan |
| 23 | St Mary's Square enhancement | | |
| 24 | Church Street | | |
| 25 | New Road kiosks | | |
| 26 | New market place and entrance to the market | | |
| 27 | Transport Hub for Callington | | |
| 28 | Connecting the Cricket Club and the Bowling Club | | |

A healthy and sustainable place to live...

that is cleaner, greener and safer. A place that is renowned in Cornwall and beyond for the quality of its sustainable lifestyle and environment. A town and village with clean air, free of noise and air pollution, that recycles waste, has trees and green spaces at the heart of the community, local food growing opportunities and a small carbon footprint.

Project
01

Cleaner, greener and safer

Callington and Kelly Bray wants to be at the forefront of sustainability in order to minimise its carbon footprint and start to tackle the climate emergency from the grassroots up. As such the vision supports projects that are big or small to achieve this. Opportunities for example to: save energy; green the area; grow food; promote biodiversity; re-cycle waste; support sustainable transport; introduce renewable energies and use sustainable methods of construction – would all be supported.



Project
02

A new route for lorries and through traffic

Reduce the number of HGVs through the town centre as a starting point for a cleaner, greener and safer town by redirecting routes along Florence Road. This also applies to through traffic.

Project
03

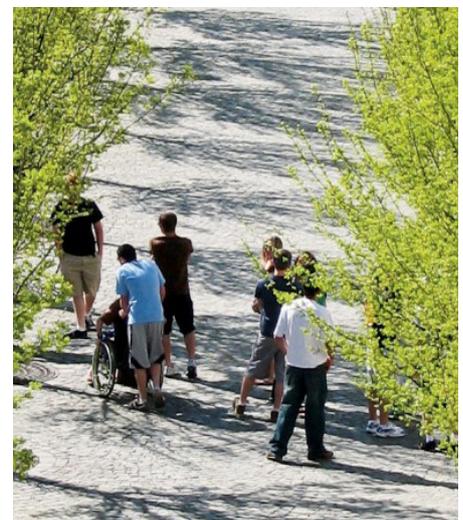
Improvements to A388

Create a safer and more attractive public realm for pedestrians on the A388 - including clear crossing points, vehicle calming and priority, tree planting and landscaping, safe routes to the town centre and school(s). This is currently a barrier to pedestrian movement in the town.

Project
04

Enhance green space

A series of projects to make more of the green spaces in Callington. These include: greening of the town centre; a new green space in the town; enhancement of the Callington Town Park(s); improvements to Fore Street; enhancement of the St Mary's Square, opening up of the church graveyard garden; connecting the Cricket and Bowling Clubs to the town centre.



About the projects



Project 05

A Forest for Callington and Kelly Bray

A programme of tree planting throughout Callington and the wider area – proposals identified by feasibility to tie into the ambitious Forest for Cornwall project aimed at reducing the carbon footprint of Cornwall and fighting climate change.

Project 06

Callington with flowers

To flood Callington with flowers in bloom – providing colour, joy, well-being and to reinforce the areas associations with nature. This can be represented in a number of different ways including for example: wild-flower meadow planting; flowers in shopfront window displays; garden flowers; street flower planting; bulb and hedgerow planting etc.



Project 07

Building with Nature

Encourage new development in the town to go beyond the statutory minimum and design environments which deliver for people and wildlife. Creating new places which have health and well-being benefits and where nature is able to flourish.



Project 08

A safe plan for pedestrians

Residents of Callington and Kelly Bray have identified areas in the town that are considered to be unsafe from a pedestrian perspective. As a result, a series of projects have been identified that contribute towards a safe plan for pedestrians. Making these improvements is a high priority for people in the town.

Local job opportunities...

supporting existing and new businesses in order to strengthen the local economy and provide local employment choices for local people. Identifying sites and buildings for new and expanding businesses, ensuring that the best and fastest IT and communication infrastructure is in place, supporting small start-ups and innovation, promoting the town centre as a vibrant and vital place for business.

Project

09

Support existing employers

Explore ways that local businesses can work together to support each other and jointly promote the area as a key place for business both today and into the future.



Project

11

Innovation Centre for Callington

Explore the potential for an innovation centre to provide high quality offices and meeting space and encourage investment and diversity in the local economy.



Project

10

Supporting proposed mining industry

Continuing to explore how the proposed mining operations can be beneficial to the local economy and how best to take advantage of opportunities. Ensuring that environmental implications are fully understood and the community continue to be kept updated.



About the projects

Project 12

New employment sites

Provide space for existing businesses to grow and thrive and for new businesses to start on a range of sites.



Project 13

Supporting the Town Centre

A range of projects will promote the town centre as a vibrant and vital place for a wide variety of businesses. It will be important to find ways of supporting existing businesses and new ventures to take advantage of the renewal of the town centre and the opportunities that this presents.



Encouraging diversity and opportunities for a distinctive green economy, new opportunities associated with green tourism and traditional economies local to the area such as farming and mining.

A beautiful town centre...

that is thriving, an attractive place to visit that raises the spirit and a source of civic pride for residents of the area. A place that is a destination in its own right with quality local shops, cafes, restaurants, pubs, bars and workplaces. Somewhere that people seek out.

Project 14

Remodelling and greening Fore Street

This might comprise part or full pedestrianisation in order to create an environment that people want to be in, and which therefore supports local businesses. To be undertaken in close liaison with local traders and residents.



Project 15

Temporary closing of Fore Street

As a prelude to a permanent scheme, to close Fore Street for a day or two – to facilitate an event/ party/ celebration to see how life in the town might be changed by reducing/ losing traffic from the main civic street on a more regular/ permanent basis.

Project 16

New Road (north) car park

Mixed-use redevelopment opportunity on the existing car park to reinforce the attractiveness of Callington town centre as a destination for visitors – supporting existing businesses. This might comprise: new public open spaces; new shops; cafes; a supermarket; a transport hub; community space; school drop off and pick up; housing; and other complementary uses.



- 14 Remodelling and greening Fore Street
- 15 Temporary closing of Fore Street
- 16 New Road (north) car park
- 17 Historic building enhancement
- 18 Shopfront facelift scheme
- 19 Callington Lanes
- 20 Callington Town Market
- 21 School Lane
- 22 Garage redevelopment opportunity
- 23 St Mary's square enhancement
- 24 Church Street
- 25 New Road kiosks
- 26 New market place and entrance to the market
- 27 Transport Hub for Callington
- 28 Connecting the Cricket Club and the Bowling Club



when the time is right redevelop existing car park site to help regenerate the town centre

A beautiful town centre...

Ideas for the town centre would all be subject to the agreement of interested parties (including landowners) - they are intended to give a flavour of what might be possible.



The Vision for Callington and Kelly Bray sets a strategy and framework for the area – how the community sees its future.

Some artist impressions, images and precedents photos in the Vision document are intended to convey an idea of what might be possible through the delivery of projects – they should not be read as actual proposals. Detailed proposals will come forward following feasibility and consultation.



Artist's impression of how the town centre could evolve into the future



A beautiful town centre...

- 14 Remodelling and greening Fore Street
- 15 Temporary closing of Fore Street
- 16 New Road (north) car park
- 17 Historic building enhancement
- 18 Shopfront facelift scheme
- 19 Callington Lanes
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Ideas for the town centre would all be subject to the agreement of interested parties (including landowners) - they are intended to give a flavour of what might be possible.

Project

17

Historic building enhancement

A programme of enhancement and restoration to uplift the appearance of historic buildings in the town centre. The core of the town centre comprises properties that come together in an attractive townscape. Many of the buildings are looking tired/ are in need of repair. This project would aim to assist owners in restoring their buildings for the benefit of the town by improving the appearance of Fore Street.

Project

18

Shopfront facelift scheme

The way that shopfronts are designed can make a big difference to the quality of the shopping experience. This project would seek to encourage traders to enhance their frontages through repair, restoration, attractive signage and creative displays. Similar projects undertaken elsewhere have made a big difference.

Project

19

Callington Lanes

There are two existing lanes that connect the New Road (north) area with Fore Street (New Road (south) car park and Biscombe Lane respectively). There is an opportunity to enhance these lanes so that they make a more positive contribution to the town centre experience – a location for small businesses in an intimate environment. Redevelopment of the prominent corner site – currently the site of the WC might be included in this project. Paddons Row in Tavistock provides an interesting local Devon precedent.



A beautiful town centre...



Project 20

Callington Town Market

Callington Town Market is an asset to the life of the town – historically the town and the market have had an important bond. This project aims to re-establish the role that the market has in the town; making the market a catalyst for change and an integral part of what people associate with the market town. This might include making the most of the Pannier Market itself, creating a market square and entrance next to the Town Hall and exploring opportunities for the market to spread into streets and open spaces through the centre of town.

Project 21

School Lane

From New Road (north) and part of a reconfigured area; creation of a safe pedestrian entrance to the Primary School, linked to a new drop off and pick up area.



Project 22

Garage redevelopment opportunity

When and if the opportunity arises a mixed-use development opportunity at the heart of the town adjacent to St Mary's Church. Including relocation of the existing repair garage. This is a prominent site in the middle of the town centre opposite St Mary's Church. A new building would need to be designed to an appropriately high quality.



Project 23

St Mary's Square enhancement

An important gathering place in Callington and focus for civic life/ events. This project would involve improving the quality of the public realm to create a high quality and dignified environment that better reflects its important role in the town.



About the projects



Project 24

Church Street

A traffic management project to improve safety for pedestrians and to enhance the quality of the environment.

Project 25

New Road kiosks

The existing kiosks on New Road are in a prominent location at the heart of the town centre. Due to their prominence, their tired appearance detracts from the environment of the town centre. This project proposes new kiosk buildings to replace the existing accommodation – an opportunity to introduce a small and elegant intervention to contribute towards the process of change.

Project 26

New market place and entrance to the market

So that the market can play a bigger role in making the town centre a more attractive destination in the future the opportunity of creating a new outdoor focal space combined with a more prominent market entrance could be explored.



Project 27

Transport Hub for Callington

A new focal hub for sustainable transport in the centre of Callington. To rationalise bus related facilities: stops; shelter and information; car club; electric car and bike hook ups; bike storage and related facilities in a single and prominent location.



Project 28

Connecting the Cricket Club and the Bowling Club

Reconnecting the recreation areas in the town to the vibrant and green high street.



A beautiful town centre...



The Vision for Callington and Kelly Bray sets a strategy and framework for the area – how the community sees its future.

Some artist impressions, images and precedents photos in the Vision document are intended to convey an idea of what might be possible through the delivery of projects – they should not be read as actual proposals. Detailed proposals will come forward following feasibility and consultation.

Artist's impression looking along Fore Street towards St Mary's Church enhancement

About the projects



PANIER
© Edin
20.

A stronger community...

that cares for people of all ages and is supported by superb schools and nurseries, quality healthcare, second to none sports and leisure facilities, supporting places of worship, lovely parks and play areas, great venues for local groups, clubs and organisations, and numerous opportunities for culture and artistic expression.

Project 29

Pride in Kelliwik

Opportunities exist at gateways into Callington and in the town centre to celebrate the civic identity of the town. In other settlements this has been achieved through artwork and creative signage.



Project 30

Callington art

Artistic expression of all kinds currently plays an important role in the life of Callington and the surrounding area. Opportunities to harness this and create stronger associations would be beneficial. This might include public street art, temporary installations, music, theatre, dance, and reinvigorating Callington's associations with murals.



Project 31

New health and care facilities

Plans exist to develop a focus for health and care facilities to the north of Southern Road. There is an extant planning permission relating to this. The Callington and Kelly Bray area needs improved facilities. The location of a focus for health facilities here is supported and ideally this would be integrated into a new neighbourhood focussed on this area which is suitably designed in a way which represents good placemaking.



Project 32

Eat healthy in Callington

In order to reinforce the focus of the vision on the health and well-being of residents, opportunities to promote healthy eating should be encouraged where possible. These might include: events; food and produce markets; developing food growing; orchards; allotments; education; the role of existing businesses and supporting the set-up of new healthy food businesses.

About the projects

Project

33

Community events

Callington and Kelly Bray have very active local communities with lots of groups and individuals contributing positively to the vibrancy of life in the town. Certain key events provide focal points for the community. The spirit of the Vision can be supported by on-going events and bespoke occasions – these can help in building and sustaining a momentum for change.



Project

35

Secondary School

Work with the school to explore how it can provide the best secondary education possible in the future in liaison with the primary school. Support the future relocation of the school.

Project

36

Village Hall for Kelly Bray

This project would create a new village/ community hall for Kelly Bray. It is most likely that this would be provided in association with new housing provision for the village.



Project

34

Primary School

Work with the school to ensure that the needs of children in the area are well catered for in liaison with the needs of the secondary school. Support the future relocation of the school.



Project

37

Saltash Road Park

The town park is a community asset at the heart of Callington – on Saltash Road. This project would involve securing funding in order to improve the quality of the park landscape and play facilities. Ensuring that it is not only a beautiful place to be in - with wide ranging views of the surrounding countryside but that it also provides facilities for all ages. Spaces for play, for contemplation, for resting, for talking, for reading, meeting people, and for gatherings.

Quality homes for everyone...

that meet the needs of the current future population - including affordable, accessible and care accommodation. Housing that is designed to be energy efficient minimising its impact on the planet, locally distinctive so that it reinforces the character of the area and provides great long-lasting homes to live in.



Project 38

Housing for Callington

Quality market and affordable homes that are accessible and meet the needs of a changing population over time.

“Some housebuilders... believe they can build any old crap and still sell it”.

Senior Executive In Housing And Development Industry Speaking To The Commission (2019)



Project 39

Housing in the town centre

Support the development of infill sites and flats above shops to provide new homes. Identify potential redevelopment sites – for example the existing garage and the New Road (North Car Park). Subject to decisions of the owners, some sites could be redeveloped to provide homes, along with new opportunities for business.



Project 40

Housing for Kelly Bray

Provide quality market and affordable homes that are accessible and meet the needs of a changing population over time, including opportunities for those who want to build their own house.

About the projects



Project 41

Residential design quality

Homes that are well designed and are greener with a low carbon footprint.



Project 42

Improving existing housing stock

Support projects that improve existing housing and the places where people already live. For example, this could improve insulation and energy efficiency of existing homes or enhance the local environment through improvements to streets and public areas.

Project 43

Providing homes for all needs

Support the varied needs of the existing and future community by providing homes that are affordable, accessible, adaptable and sustainable. These should be suitable for all, including: younger and older people; single people; couples and families; and people with specific needs including those with disabilities and who are in need of care.



Green transport...

that is a safe and attractive place for pedestrians and cyclists and is well-connected to surrounding settlements by public transport. A place that provides for private vehicles but is not congested or polluted by cars, vans and lorries. A place that promotes sustainable travel choices. A town that is connected to its rural hinterland.



Project

44

Redesignation of A388 through Callington

When a suitable alternative has been identified and introduced for HGVs and other through traffic to seek removal of the trunk road status for the A388. Create a town street rather than a road, creating better and safer connections for pedestrians and cyclists – improving air quality, reducing noise pollution, and improving the public realm.

Project

45

Management of HGVs in the town centre

Whilst some lorries and other larger vehicles drive through town some are servicing existing businesses. By introducing management, timing and weight restrictions it is possible to seek to minimise the impact of these vehicles on the environment of the town.

Project

46

Mustard Seed improvements

The narrowing at Mustard Seed corner needs particular priority in order to make it cleaner, greener and safer for people in the town.



Project

47

Florence Road improvements

Undertaking necessary improvements on Florence Road following feasibility to ensure that the road is capable of being a viable route for HGVs. This is likely to include localised widening and strengthening as well as new priority junctions at Kelly Bray and on the Tavistock Road.

Project

48

Saltash Road priority change

Create a linking street between Saltash Road and Southern Road for through traffic in order to prioritise the route towards Florence Road along Southern Road and discourage the movement of traffic through the town centre. Most likely to be developed as part of the mixed-use southern extension to the town.



About the projects

Project
49

Cycle lane linking Kelly Bray and Callington

There is sufficient space to create a designated cycle lane that links Kelly Bray with Callington. If the role of main road through the town is successfully downgraded further opportunities for making better connections and an improved environment for cyclists and pedestrians will be possible.



Project
50

Safe pedestrian plan

Identifying a programme of improvement to ensure that the experience for pedestrians in the area is cleaner, greener and safer. This would include designating clear and safe routes to school and resolving identified safety issues in the area.

Improvements would include for example: improvements along the main road through town; enhancement to the narrowing at Mustard Seed and on Church Street; introduction of a pedestrian crossing(s) linking new development on the south side of Southern Road with the north side provision of a new footpath on the north side of Southern Road and traffic speed reductions on Southern Road.

Project
51

Kelly Bray speed reduction

The speed of traffic passing through Kelly Bray has been identified as a particular problem for residents. This project would involve identifying and implementing proposals to reduce traffic speeds.

Project
52

Town legibility plan

Including better clarity for walkers and cyclists about connections between Callington, Kelly Bray and the wider countryside. Making links more visible between the town and the village and its rural hinterland.



Temporary closing of Fore Street



Cleaner, greener and safer

Pride in Kelliwick



A forest for Callington and Kelly Bray



Safe pedestrian plan



Remodelling of Fore Street



Improve existing housing stock



Callington with flowers

The importance of quick wins

The Vision for Callington and Kelly Bray includes a variety of project ideas that rely on a number of circumstances aligning at the right time for their delivery to be achieved and for the momentum for change to develop over time – including most importantly the commitment of those managing projects and the availability of funding. Some projects will be delivered in the short to medium term – others within a longer time horizon.

Some projects are inevitably easier to deliver than others. These are crucial in getting things rolling and demonstrating that change can be achieved on the ground. Smaller ‘quick wins’ can show to the outside world that there is a commitment to change in the area and can influence the pace, quality and appetite for that change.

Quick win projects might include for example... small community interventions aimed at reducing the collective carbon footprint – energy saving schemes, food growing opportunities, energy creation

using renewable sources, promoting biodiversity, recycling waste, changing light bulbs in public buildings or other ideas such as supporting public transport, planting trees, adding colour with flowers, temporary art projects, temporary closure of Fore Street to traffic – coinciding with a town event, small short term improvements to the road, cycle and footpath network, pop-up shops or similar in the town centre, temporary art projects, public community events – establishing new themes and associations – for example healthy eating, new road signs directing HGV through traffic away from the town centre, a big hoarding about the vision in a prominent position in the town centre...

Matrix of projects

A healthy and sustainable place to live...		
01	Cleaner, greener and safer	→ Q Δ
02	A new route for lorries and through traffic	↑ Δ
03	Improvements to A388	→ Δ
04	Enhance green space	→
05	A Forest for Callington and Kelly Bray	→ Q
06	Callington with flowers	→ Q
07	Building with Nature	→
08	A safe plan for pedestrians	→

Local job opportunities...		
09	Support existing employers	↑ Δ
10	Supporting proposed mining industry	↑ Δ
11	Innovation Centre for Callington	→
12	New employment sites	→
13	Supporting the Town Centre	→ Δ

A beautiful town centre...		
14	Remodelling and greening Fore Street	↑ Δ
15	Temporary closing of Fore Street	→ Q
16	New Road (north) car park	↓ Δ
17	Historic building enhancement	→ Δ
18	Shopfront facelift scheme	↑
19	Callington Lanes	→
20	Callington Town Market	→ Δ
21	School Lane	→
22	Garage redevelopment opportunity	↓
23	St Mary's Square enhancement	→ Δ
24	Church Street	→
25	New Road kiosks	→
26	New market place and entrance to the market	→ Δ
27	Transport Hub for Callington	→
28	Connecting the Cricket Club and the Bowling Club	→

Likely project delivery:

↑ Short term

Q Quick wins

→ Medium term

↓ Long term

■ Projects that are most deliverable in short term

△ Projects important to the successful regeneration - underpin vision

A stronger community...

29	Pride in Kelliwik	↑ Q
30	Callington art	↑ Q
31	New health and care facilities	→ △
32	Eat healthy in Callington	→ Q
33	Community events	→ Q
34	Primary School	→ △
35	Secondary School	→ △
36	Village Hall for Kelly Bray	→ △
37	Saltash Road Park	→

Quality homes for everyone...

42	Improving existing housing stock	→ Q △
43	Providing homes for all needs	↑ △

Green transport...

44	Redesignation of A388 through Callington	→ △
45	Management of HGVs in the town centre	↑ Q △
46	Mustard Seed improvements	↑ △
47	Florence Road improvements	→ △
48	Saltash Road priority change	→
49	Cycle lane linking Kelly Bray and Callington	→
50	Safe pedestrian plan	↑ Q △
51	Kelly Bray speed reduction	↑ △
52	Town legibility plan	→ Q

Quality homes for everyone...

38	Housing for Callington	↑ △
39	Housing in the town centre	→ △
40	Housing for Kelly Bray	↑ △
41	Residential design quality	→ Q

“Today to talk of beauty in policy circles risks embarrassment: it is felt both to be too vague a word, lacking precision and focus and, paradoxically given its appeal by contrast with official jargon, elitist. Yet in losing the word ‘beauty’ we have lost something special from our ability to shape our present and our future”.

Fiona Reynolds (2016)

Delivery

Section 5

This section of the document considers how projects that form the Vision Framework can be implemented.

Making change happen

Making change happen – focuses on identifying how delivery can be made to happen. It concerns getting things moving quickly, governance to ensure that the appetite for change is maintained into the future, implementation, project management, identifying funding sources, the importance of maintaining a strong momentum and an appropriate quality, and the need for monitoring and review.

Delivery - Governance, monitoring and review

The Vision for Callington and Kelly Bray identifies immediate projects that will start a process of change quickly and in a way that will get things done on the ground. Quick wins and short-term projects have been selected intentionally so that they respond to issues and frustrations identified by local people in their everyday lives.

Delivery of these projects needs to be championed by the Town Council with support from the project partners including Cornwall Council. The Town Council is in the best position to make change happen with support from key funders, landowners and the local community.

The wider project involves a comprehensive framework for change that seeks to fundamentally alter the fortunes of

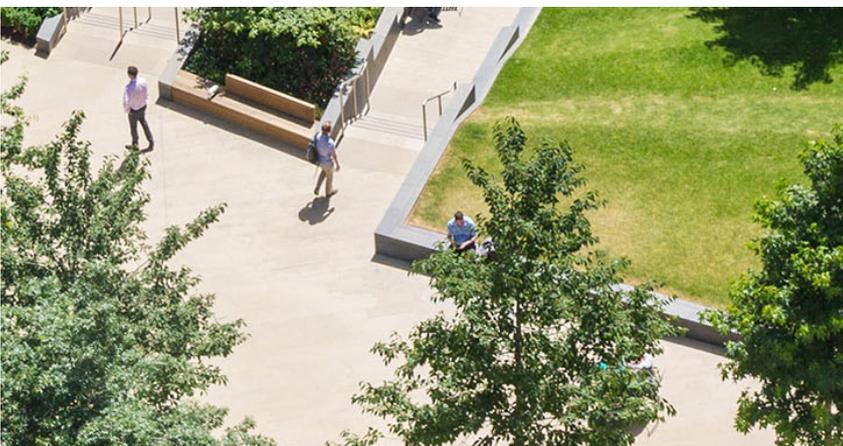
Callington and Kelly Bray through the delivery of a number of initiatives of different scales over many years. In order for this strategy to succeed governance and ownership of the project is required so that a momentum for change can be properly established and so that on-going responsibility exists to organise the projects that will effect change.

Whilst governance of the overall project could be led by the Town Council as the commissioning organisation, a multi-agency approach to co-ordination and delivery may well be more likely to succeed – including the possibility of private – public sector partnership. Investigation of the potential for a multi-sector governing organisation would be sensible.

For change to be instigated will require sustained attention and a dogged determination over many years. This will be made easier if early successes can be established on the ground that begin the process of change - making a real difference to the quality of people's lives and to the perception of the image of the area.

A multi-agency responsibility, authority, a project champion and establishment of a project manager/ project management through the life of the projects are crucial to success. Proper governance and administration will underpin the ability to attract funding, deliver projects, build momentum and therefore exercise transformation in the fortunes of the town.

In order to provide a suitable planning backdrop to assist delivery the spirit of the Vision needs to be embodied in planning policy. This will be achieved in part by embedding its objectives within the emerging Callington and Kelly Bray Neighbourhood Plan – refer to Section 6 concerning Recommendations for the Neighbourhood Plan.





Giving material planning weight to the strategy will assist in enabling and supporting delivery and provide a stronger foundation for attracting funding from different sources over time. In addition, it would also make sense to include the strategy and delivery of key projects within future versions of Cornwall's Transport Plan.

Governance needs to be the subject of particular attention at the beginning of the process so that suitable steps are made to establish an organisational structure that can deliver change over time. This might be through an existing body with suitable credentials from within the community – or a new organisation.

Monitoring and review will need to underpin the project as it moves forward. This is particularly important because the project provides a framework for change - this should be inherently flexible and not a fixed blueprint. Monitoring and review will be important to gauge the success of early projects and to identify subsequent phases. It is possible that new projects that currently have not been identified in the Vision may come forward as the Vision progresses and change is instigated. Funding and investment will of course be critical to success.



Delivery - Implementation, investment and funding

Establishing suitable governance and an organisational structure to deliver change will also be important in identifying and securing funding options and opportunities. A proper and accountable mechanism for delivery will ensure that the project is better placed to attract funds. Whilst funding opportunities will come and go, and new funds will become available as time goes by, at the time of developing the framework for change the following opportunities have been identified by the project team and project partners:

Match Funding / Capital receipts from landowners / New homes bonus / Community Infrastructure Levy (CIL) / Big Lottery Community Fund / Sustrans Funding / Cornwall and Isles of Scilly LEP funding / Local Transport Plan / Cornwall Council Annual Programme (Transport) / Re-thinking Parks / Stepping Stones to Nature / Sports Development Funds / Sports England / Sports Activation Fund / England Athletics / Access Funds / Historic England funds / Callington Town Council / Cornwall Council / Cornwall Community Chest / Football Foundation / Arts funds / Homes England funding / Visit England.

Delivery of some of the identified projects will rely on commercial viability being sound. The Vision and Neighbourhood Plan sets the aspiration for change and in itself can influence commercial decisions and help to shape how and where development is focussed.

Making change happen

Delivery - A commercial perspective

From a commercial perspective the Vision consists of two broad categories of project:

1. Projects to revitalise the town centre - which is in need of regeneration and a clear role into the future;
2. Edge of town proposals including opportunities for housing on the edge of Callington and Kelly Bray and health related development – this is generally more easily deliverable than in town brownfield development.

Some projects would be developable by the private sector and others will require public funds or other forms of cross subsidy to be delivered.

1 The Town Centre

From a commercial point of view the projects identified in the Vision for the town centre area would make a positive difference to the town, help to develop a new momentum for change and build confidence for potential investors.

Most of the public realm projects would not make money and therefore would require grant funding, Section 106, CIL or capital receipt re-investment to be delivered.

Commercial development in the town centre has historically been extremely marginal from a commercial perspective – establishing a step change in this position is an important part of what the Vision is looking to achieve. There have been very few developments of note in recent years. Securing development proposals that also establish a new civic quality for the town will be a challenge – innovative funding approaches, public sector subsidy, making use of available grant initiatives, a public sector developer - local authority developed mixed-use or housing projects, support funding from Homes England, joint venture initiatives or similar may all be ways of securing a better quality.

Mixed-use residential schemes promoted in the Vision are likely to be commercially marginal in the early years in the town centre – this in itself may compromise the ability to deliver high quality buildings that make a positive contribution to the town.

The impact of Internet shopping has contributed towards undermining the strength of many town centres across the UK. The challenge is to focus the future 'high street' on a core area providing choice, independent trading, quality, outstanding service and value for money – a bespoke, unique experience in a good quality environment. Public realm improvements to provide confidence to business owners and potential investors can make a big difference and start to build a momentum



in themselves – the future shape of Fore Street as a destination is key to the future prosperity of the town centre. Providing reasons for people to visit the town will be important – this means finding ways of making Callington centre an attractive destination in its own right.

The proposals for the town centre aim to establish a new focus that has a broader mix of uses including residential and leisure uses of an appropriate scale. The aim is to add positively to the colour, vibrancy and vitality of the town centre. This would be to its benefit in regeneration terms.

Underpinning the ability of the town to make itself more attractive as a destination is the need to reduce the negative impacts of through traffic on the town centre. Securing change as early as possible is likely to help to create a stronger foundation for a better town centre environment and in turn an improved basis for investment.

In order to give mixed-use residential developments greater potential to succeed it would be sensible to limit the extent of planning gain requirements in the early years of implementation within the town centre – this includes affordable housing contributions. Consequently, greater attention could be placed on the quality of architecture and public realm design. This should be dealt with through viability assessment where the costs of higher quality design can be considered in the round with wider regeneration benefits of proposals on the town centre.

Whilst not necessarily in tune with conventional planning policy application and in the short term there would be an implication for the supply of affordable housing in the town centre – the result could be more robust and better-quality regeneration for the wider benefit of Callington.

In order to give regeneration, the best

chance of success it is also critical that public sector capital receipts are reinvested in regeneration initiatives in the town rather than being spent elsewhere – a particular challenge for Cornwall Council. A specific commitment should be sought from all the public sector landowners that some of the capital receipts gained from value uplift through planning would be invested back into initiatives in Callington and Kelly Bray.

Some aspects of the Vision would benefit from a delivery plan and a willing investor working with the Town Council to lead the way. Ideally property investment in association with Visioning work should be led from the front. Good investors can generally be found if it can be demonstrated that schemes are profitable. Some form of public private partnership (either formal or informal - which is more common) can and does work - such a relationship would certainly help attract grant funding.

The key to delivering the improvements in the town centre is generating investment that can be directed towards it. This might come from public sources of funding where they are appropriate and available to particular projects or from commercial funding. In the case of the latter this can only really come from higher value projects – the main value generators are the housing and food store proposals on the fringe of town. These can generate funds that could be directed at the regeneration of the town centre.





Housing for Callington

Making change happen

2 Edge of town and village development

Residential values are generally stronger on the outskirts of town. As demonstrated by the Baker Estate proposals on the northern edge of Callington, housing development sites are very likely to be of interest to housebuilders.

Housing development and a focus for new health facilities, sheltered and specialist housing are supported on the southern fringe of town in order to secure much needed housing and community facilities.

As these are relatively high value development types it is crucial to the regeneration of the town that significant funding is reinvested into town centre enhancement projects and other community infrastructure requirements for the benefit of Callington as a whole – subject of course to viability.

Investment into town centre projects as a direct result of development on the edge of town could be achieved in a number of different ways. For example:

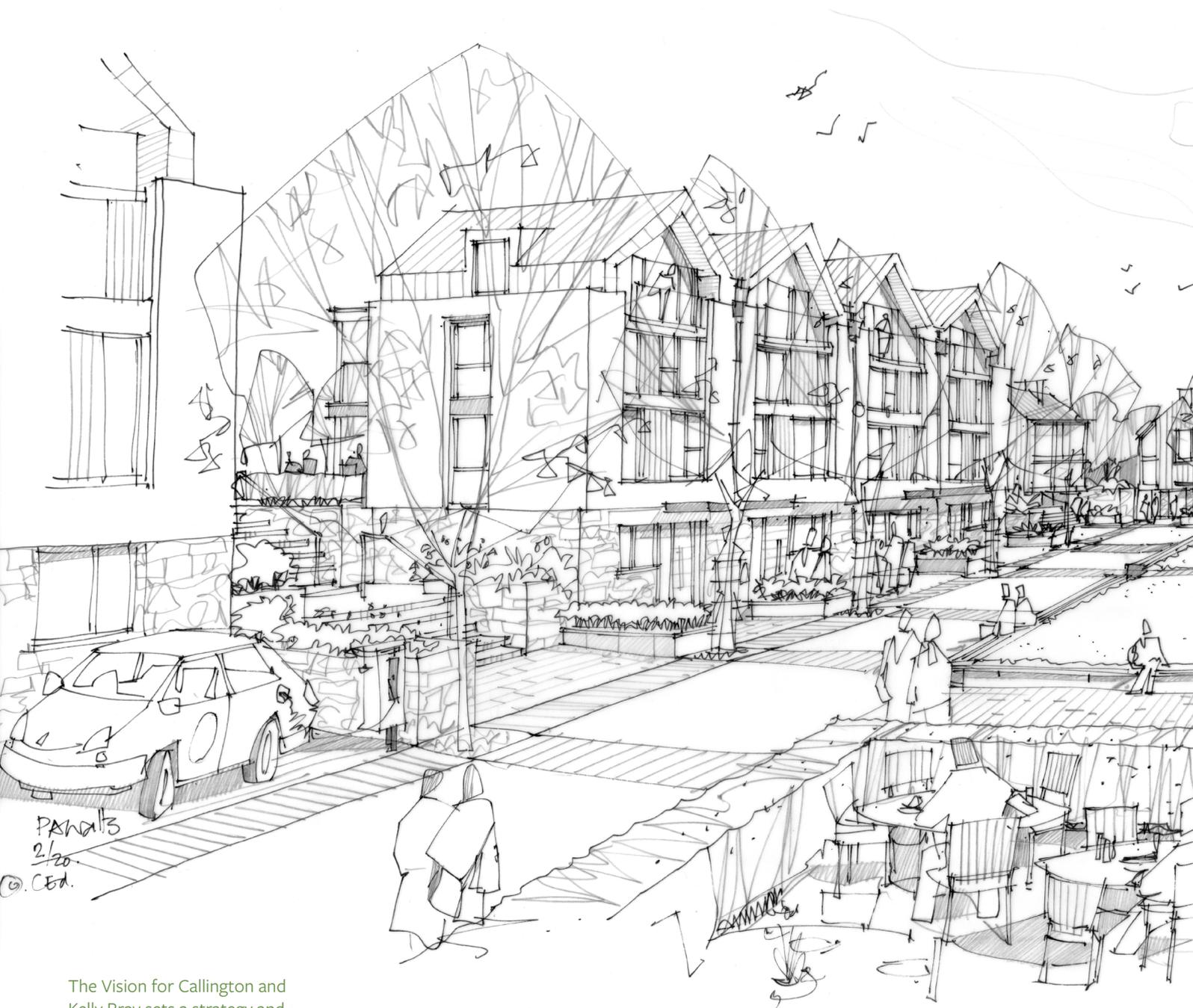
1. Where viable landowners could agree to a unilateral undertaking that a % of the uplift in value on the land is paid to the Town Council to be spent on town centre Vision projects.
2. CIL and Section 106 monies could be directed from developments towards town centre Vision projects.

The Vision for Callington and Kelly Bray like many others in other parts of the UK can only be made viable through hard work and creativity in delivery – making the conditions that are right for this is essential. The inclusion of edge of town development is vital to its success and to the delivery of much needed housing but only if funding is cross subsidised towards the implementation of town centre projects as a result.

It is also important that new development is designed and developed in a way that ensures that the qualitative objectives of the Vision are met – thoughtful and sustainable design solutions which are aware of the ambition of local people to address the challenges of the climate emergency.

Delivery should be considered in greater depth in a detailed delivery plan and through negotiation with the out of town landowners.

The Vision will only be deliverable with new investment into Callington. Attracting public funds, generating best value from commercial projects, reinvesting in the town centre, and establishing sound private-public sector partnering will be important keys to success.



The Vision for Callington and Kelly Bray sets a strategy and framework for the area – how the community sees its future.

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Making change happen





Recommendations for the Neighbourhood Plan

Section 6

This section of the document considers how the Callington and Kelly Bray Neighbourhood Plan should be formed in order to best represent the Vision. It explains the likely sequence of events associated with the production of the Plan and makes recommendations about how policies should be developed.

Recommendations for the Neighbourhood Plan

A Vision for Callington and Kelly Bray is an important first step in the local community having a far greater say in shaping its own environment over the next 10 years and beyond. It sets out the aspirations of the local community and provides a framework for the preparation of the Neighbourhood Plan.

What is a Neighbourhood Plan?

Neighbourhood planning is a key element of the planning system. The Government's National Planning Practice Guidance states that "Neighbourhood planning gives communities direct power to develop a shared Vision for their neighbourhood and shape the development and growth of their local area". A Neighbourhood Plan can direct growth and shape development by becoming part of 'the development plan' for the area.

The term 'Development plan' has a very important and specific meaning and the glossary to the National Planning Policy Framework states that the term "includes adopted Local Plans and neighbourhood plans" amongst other documents. Any application made in Callington and Kelly Bray will be determined with reference to both the Cornwall Local Plan and the Callington and Kelly Bray Neighbourhood Plan, once this has been completed and adopted.

The planning policies for Neighbourhood Plan will sit alongside those set out within Council Council's Local Plan. This means that it is not necessary for the Plan to repeat existing policies. It will though add new policies that are specific to the Callington and Kelly Bray area.

As part of the process to develop the Neighbourhood Plan, existing planning policies will be reviewed to see whether they will already address the issues that have been identified during the community consultation and through the analysis of

other evidence. Where existing policies are considered to be sufficient in terms of how they deal with a particular issue, an additional policy will not be included.

How the Neighbourhood Plan relates to the Vision for Callington and Kelly Bray?

The primary purpose of the Neighbourhood Plan is to set a planning policy framework to guide decisions on planning applications. Some of the policies may be strategic in nature relating to the whole plan area, some will relate to matters of detail or be specific to a particular site.

While many parts of the Vision require action outside planning control, a number will be facilitated and guided by policies set out within a Neighbourhood Plan. The Plan will also secure funding through collection of a proportion of the Community Infrastructure Levy for new development built in the area.

The Vision provides a firm foundation and its objectives should be transferred through to the Neighbourhood Plan. The table below sets out a suggested policy areas for the Plan. It is not intended to be comprehensive or complete at this stage, but is intended to act as a guide.



Objectives	Potential Policies
<p>A healthy and sustainable place to live...</p> <p>A town and village with clean air, free of noise and air pollution, that recycles waste, has trees and green spaces at the heart of the community.</p>	<p>Support the further development and implementation of a transport strategy to improve the local environment through the redirection of HGVs so as to avoid the centre of Callington and Kelly Bray.</p> <p>Support for residential and commercial development that incorporates renewable energy generation and sustainable construction methods, along with pedestrian and cycle links, excellent green spaces and opportunities for growing food and greening through tree planting.</p> <p>Policies that seek to encourage opportunities for healthy eating.</p>
<p>Local job opportunities...</p> <p>Supporting existing and new businesses in order to strengthen the local economy and provide local employment choices for local people.</p>	<p>Identify allocations for employment development to support the local economy by facilitating the growth of existing and new businesses.</p> <p>Support the regeneration of Callington Town Centre.</p>
<p>Green transport...</p> <p>Safe and attractive place for pedestrians and cyclists and is well-connected to surrounding settlements by public transport. A place that provides for private vehicles but is not congested or polluted by cars, vans and lorries.</p>	<p>Support the further development and implementation of a transport strategy that works to prioritise pedestrians and cyclists, improves the environment for users and seeks to reduce congestion and impacts on air quality.</p>

Objectives	Potential Policies
<p>A stronger community...</p> <p>For people of all ages and is supported by superb schools and nurseries, quality healthcare, second to none sports and leisure facilities, supporting places of worship, lovely parks and play areas.</p>	<p>Policies and allocations that support the provision of new facilities and services to meet the needs of existing and future residents.</p>
<p>Quality homes for everyone...</p> <p>Meet the needs of the current future population - including affordable, accessible and care accommodation.</p>	<p>Identify allocations for development that will meet the community's existing and future needs for housing.</p> <p>Policies that support and encourage a range of homes that are well designed, accessible and adaptable and are greener with a lower carbon footprint.</p>
<p>A beautiful town centre...</p> <p>An attractive place to visit that raises the spirit and a source of civic pride for residents of the area. A place that is a destination in its own right with quality local shops, cafes, restaurants, pubs, bars and workplaces.</p>	<p>Support for a wide range of town centre enhancement and regeneration projects to improve the town centre environment and encourage investment.</p>



Artist's Impression of an entrance to Fore Street - Project 14

Next Steps

Following the Town Councils' adoption of the Vision, a draft Neighbourhood Plan will be published for consultation. Following further refinement and consultation with Cornwall Council, the Plan will be submitted for further consultation and then 'independent examination'. An examiner will consider the Plan against a number of 'Basic Conditions' and make recommendations on whether it should progress, potentially with modifications, to a referendum. At the referendum the local community will have an opportunity to vote on whether the Plan should be adopted and form part of the planning policy framework for the area.

The Vision for Callington and Kelly Bray sets a strategy and framework for the area – how the community sees its future.

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Appendix 1

Project programme



Appendix 2

Summary of town
wide residents survey



Appendix 3

Steering Group
Workshops



Appendix 4

Public consultation 2018

Artwork and summary
of feedback



Appendix 5

Call for sites

Summary of housing
assessment

Housing Sub-Group



Appendix 6

Transport Sub-Group



Appendix 7

Business questionnaire



Appendix 8

Public consultation
2019-20

Artwork and summary
of feedback



Appendix 9

List of stakeholders



Appendix 10

Summary list of
consultation



Appendix 11

Evidence base -
Bibliography

