

# Callington and Kelly Bray Neighbourhood Plan Housing Sub Group

## Workshop 1

May 2019



CliftonEmerydesign

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## Consultation Feedback

Review of issues raised from the consultation process

## Projects

Initial thoughts - opportunities for change

### Workshop 1

- Review of constraints from Cornwall's guidance and allocation housing sites
- Cornwall Council requirements

### Workshop 2

- Spatial planning exercise - Exploring the potential growth of the town
- Exploring other opportunities

# Consultation Feedback

Review of issues raised from the  
consultation process

# Health and Wellbeing

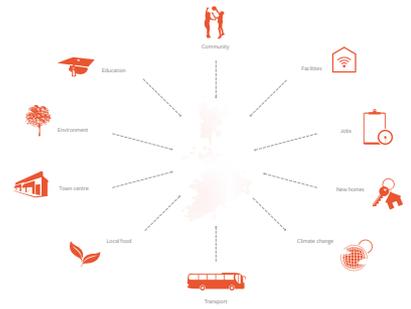
**Yeghes ha sewena**  
Callington and Kelly Bray Neighbourhood Plan - Shaping development with the community

National and local planning policies recognise that there is a link between planning, decisions and health and wellbeing. New development can minimise potential health impacts and ensure that negative impacts are addressed.

The Cornwall Local Plan already has a policy relating to health and wellbeing. This requires developers to ensure that risks to people and the environment from smells, unwholesome and polluted environments are avoided or protected against. This includes harmful impacts and health risks such as air and noise pollution and water and land contamination and potential hazards from future impacts of climate change.

The existing policy also seeks to improve health and wellbeing through maximising the opportunities for physical activity and encouraging walking, riding and cycling. Opportunities for growing local food in private gardens and allotments are also encouraged.

Through the work on the Neighbourhood Plan we want to explore whether there is a need for additional health and wellbeing related planning policies for Callington and any specific projects that can help to improve the community's health and wellbeing.



# Town Centre

**Kres an Dre**  
Callington and Kelly Bray Neighbourhood Plan - Shaping development with the community

## Strengths and weaknesses

This panel identifies some of the strengths and weaknesses that have been heard through the consultation process so far. They are specific to Callington and are some of the issues that make the town unique, setting it apart from other places.

These are things raised by the community in the past - are they still valid?

Callington is seen as a nice place to live, characterised by its hills and views, but it looks tired and lacks identity. It is seen as a commuter town for Plymouth - a through road to other destinations.

# Town Centre

**Kres an Dre**  
Callington and Kelly Bray Neighbourhood Plan - Shaping development with the community

This panel illustrates what people think about the town centre. The main topics identified by the community so far have been collated into three categories: road safety, parking, range of shops and leisure night time.

We would like to know if there are any further observations that could improve the town in the future.

## Key topics



# Transport

**Karyans**  
Callington and Kelly Bray Neighbourhood Plan - Shaping development with the community

This panel illustrates the key transport issues and opportunities identified by the community in Callington, showing evidence that has been collected so far. The main topics have been collated into three categories: road safety, public transport and highway network.

We would like to know if there are any further views that could improve the town in the future.

## Key topics



# Community

**Kemeneth**  
Callington and Kelly Bray Neighbourhood Plan - Shaping development with the community

This panel illustrates the key community issues and opportunities, identified by the residents and businesses - it shows evidence that has been collected so far. The main topics have been collated into four categories: education, young people, health and facilities and services.

We would like to know if there are any further views that could improve the town in the future.

## Key topics



# Economy

**Erbysiedh**  
Callington and Kelly Bray Neighbourhood Plan - Shaping development with the community

This panel illustrates the key economy issues and opportunities, identified by the community - it shows the evidence that has been collected so far.

# Environment

**Kerghynnedh**  
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We would like to know if there are any further views that could improve the town in the future.

## Key topics



# Housing

**Trevethow**  
Callington and Kelly Bray Neighbourhood Plan - Shaping development with the community

This panel illustrates the key housing issues and opportunities, showing the evidence that has been collected so far. The main topics have been collated into three categories: housing supply, housing quality and housing mix.

We would like to know if there are any further views that could improve the town in the future.

## Key topics



# Consultation feedback

## Health & Wellbeing

Health Centre

Air Quality

Fast Food

Anti-Social Behaviour & Safety

## Health and Wellbeing

### Yeghes ha sewena

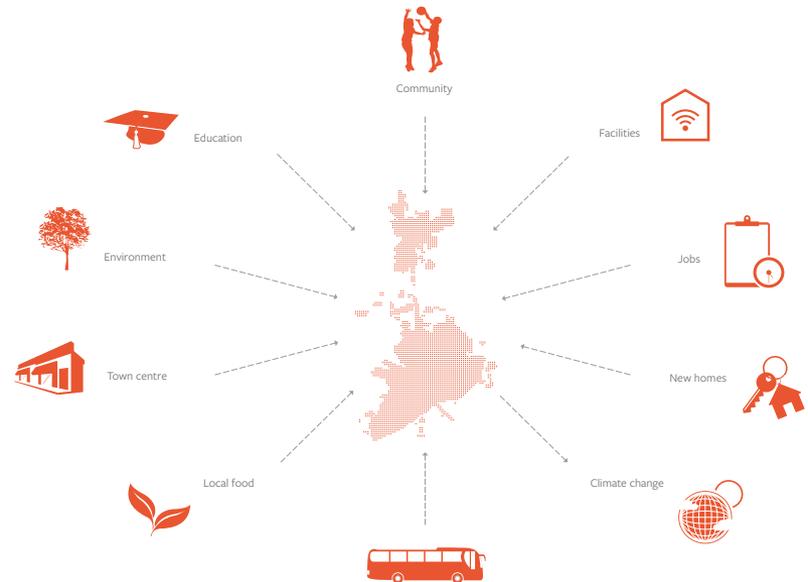
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# Consultation feedback

## Transport

### Pedestrian Safety

### Cycle & Walking Links

### Highway Safety

### Traffic Issues

## Transport

### Karyans

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Key topics:



Road safety



Public transport



Highway network

We would like to know if there are any further views that could improve the town in the future.

#### Road safety

- ▲ New Road on to Fore Street - Yellow box
- ▲ The traffic coming from Tavistock Road into Fore Street - stop / park - unloading into businesses. Need more Pelican Crossings.
- ▲ "No right turn" is ignored and sign itself is in a poor position
- ▲ Pinch point at the Mustard Seed
- ▲ Broadmead entrance - Launceston Road residents are parking - making it single file
- ▲ No pavement on one side - particularly at school times high number of young people in a pinch point
- ▲ Pavement on one side
- ▲ Skitta Close entrance - has a kink in it
- ▲ Cars parked both sides of the road - visibility / access issues for fire station
- ▲ Pavements in Church Street not wide enough - can not get buggies / wheelchairs on them
- ▲ Vehicles parking in Fore Street - so in / out of Panzer Market has restricted visibility
- ▲ Poor visibility - getting in / out to Health Centre
- ▲ Residential parking top / toe making it single file for small van - could not get a fire engine through it
- ▲ First hour in the morning workmen with lorries are parked on the bend - making it a blind corner - forces you out into the road
- ▲ Parents parking on double yellows and blocking private entrances
- ▲ Traffic from Newbridge are not stopping
- ▲ Bat run - in the mornings and speed
- ▲ Traffic speeding up off the roundabout on to Longhill

- ▲ Trucks and cars parking on verges
- ▲ Residents parking along the road
- ▲ Parking by Hindles / Bradlys blocking visibility
- ▲ Man hole covers very slippery

#### Parking

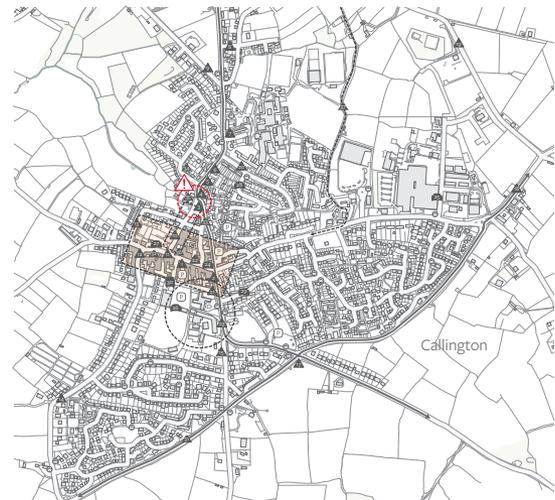
- Parking times not adhered to - being abused - need to be reduced to say 30 minutes
- Lorries parking and off loading on double yellows, staff not using car park
- Car park should be free
- Parking around St Mary's Close - making single file traffic and poor visibility
- People parking in turning bay
- Parking in Trelawney Road is on the increase - visibility onto Saltash Road dangerous

#### Public transport

- Bus stop area is too small - so when 2 / 3 buses arrive the area is congested

#### Highway networks

- ▲ Speeding along Southern Road
- ▲ Kerb too high and disabled bay abused
- ▲ Need a Zebra Crossing here
- ▲ At the former Coachmakers - it is a pinch point
- ▲ The island by Hindles - causes more congestion / hinders the traffic
- ▲ The junction of Church Street onto Fore Street should have a yellow box - to stop cars parking there
- ▲ Cycle connection between Callington and Kelly Bray would be beneficial and improve safety



# Consultation feedback

## Community

Strain on Existing Facilities

Youth Facilities

Community Facilities

Arts & Culture

Community Cohesion

## Community

### Kemeneth

Callington and Kelly Bray Neighbourhood Plan - *Shaping development with the community*

This panel illustrates the key community issues and opportunities, identified by the residents and businesses - it shows evidence that has been collected so far. The main topics have been collated into four categories: education; young people; health and facilities and services.

Key topics:



We would like to know if there are any further views that could improve the town in the future.

#### Education

- Public health issues caused by heavy traffic close to school / young children
- The primary school is not at capacity
- There is a dated Primary school and there are aspirations to relocate to a better site.

#### Young People

- More clubs for young people are needed
- Health issues caused by heavy traffic and lots of car movements in the centre
- There is a large community choir and an amateur dramatics society, but more could be done to engage young people
- Kellwic orchestra and choirs including band practice in the Church Hall
- Largest choir in the County
- Lots of bands and music groups

#### General Community

- There is a Mining investment in the Kelly Bray area, which has the potential for a Heritage Centre / requirement for nearby facilities

#### Rural Crime

- There is a growing lack of police presence to deal with crime in the area, such as thefts, with the number of PCSOs dropping from three to one

#### Health + Wellbeing

- The area's Health Centre is poorly located in relation to the town centre and not very accessible
- It is the largest medical practice in Cornwall - with a wide catchment area
- The facility is at capacity, and permission has been granted for the required expansion
- Public Health - in relation to transport data is a key area for investigation

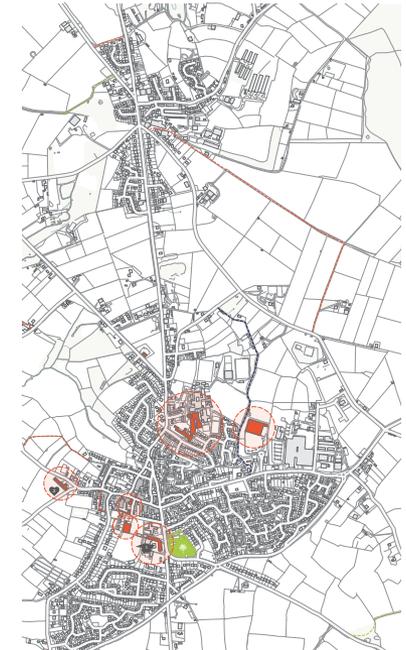
#### Facilities and Services

- There are some clubs: youth program for football, cricket training, various fitness clubs, scouts group (with sports hall)
- However, it is felt that there is still a lack of facilities for younger people
- The gym (at the school) has limited opening hours
- People are not aware of Public Rights of Way - unless they know the area well
- There are good footpath links, but they are poorly used (perhaps due to lack of knowledge)
- Lots of local footpaths but poorly sign posted with no designated walks around the town
- Florence Field and a dog exercise area is relatively well known and used by people in the area

#### Local facilities

#### Footpath

#### Postlemap



# Consultation feedback

## Economy

Tourism Opportunities

Employment Opportunities

Support for Businesses  
(Existing & New)

## Economy

### Erbysiedh

Callington and Kelly Bray Neighbourhood Plan - *Shaping development with the community*

This panel illustrates the key economy issues and opportunities, identified by the community - it shows the evidence that has been collected so far.



# Consultation feedback

## Environment

Footpath Improvements

Litter & Pollution

Energy Generation & Recycling

## Environment

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Key topics:



Open space



Renewable energy



Maintenance

#### Open space

- People are keen to maintain green gaps (between the settlements) and green spaces within the town
- New developments should contribute towards the green infrastructure across the town
- It is important to have an open space for informal use

- People appreciate links to the countryside, accessible for all
- Dog walking is popular, as are the two large parks and a number of popular smaller parks

- Potential for a map showing links to the countryside and parks in the local area

#### Renewable Energy

- Callington has some of the highest recycling rates in Cornwall, prior to the bag charge

- Has food waste collection and bi-weekly general refuse collection

- The parish is within AONB / World Heritage agricultural land designations and so large scale development may be more limited

- Area of great landscape value

- County wildlife sites

- AONB

- Mineral safeguarded area

- Safeguarded area

- Tree preservation areas

- Tree preservation order points

- Heritage quarry areas

- Conservation area

- Grade 1 listed buildings

- Grade 2 listed buildings

- AONB / AGLV / World Heritage site are positive aspects to the town - tourism attractions

- However, there may be potential for solar powered street lighting, rainwater harvesting and forward thinking flooding elevation schemes including other low carbon technology in new developments

- Electric cars not good in a rural community - lack of charging points and low mileage range on current models

#### Maintenance

- Agricultural land classification for Callington

- Not enough trees - not very green in the town centre

- Local parks are locally managed and well maintained

- Need to improve existing funding for maintenance

- Funding for maintenance or improved facilities can be sought through new developments



Important to have open space for informal use



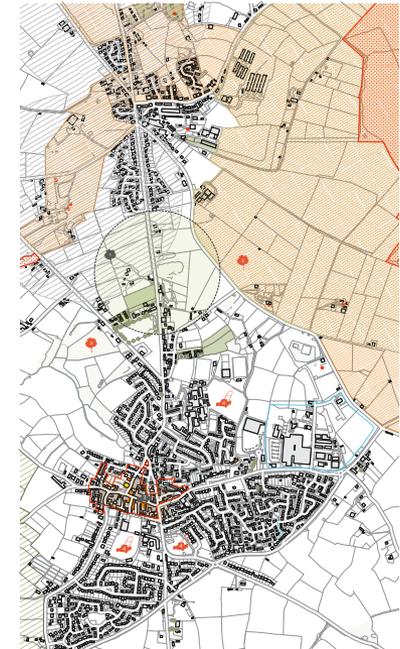
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AONB / AGLV / World Heritage site are positive aspects to the town - tourism attractions (view from K2 Hill)



# Consultation feedback

## Housing

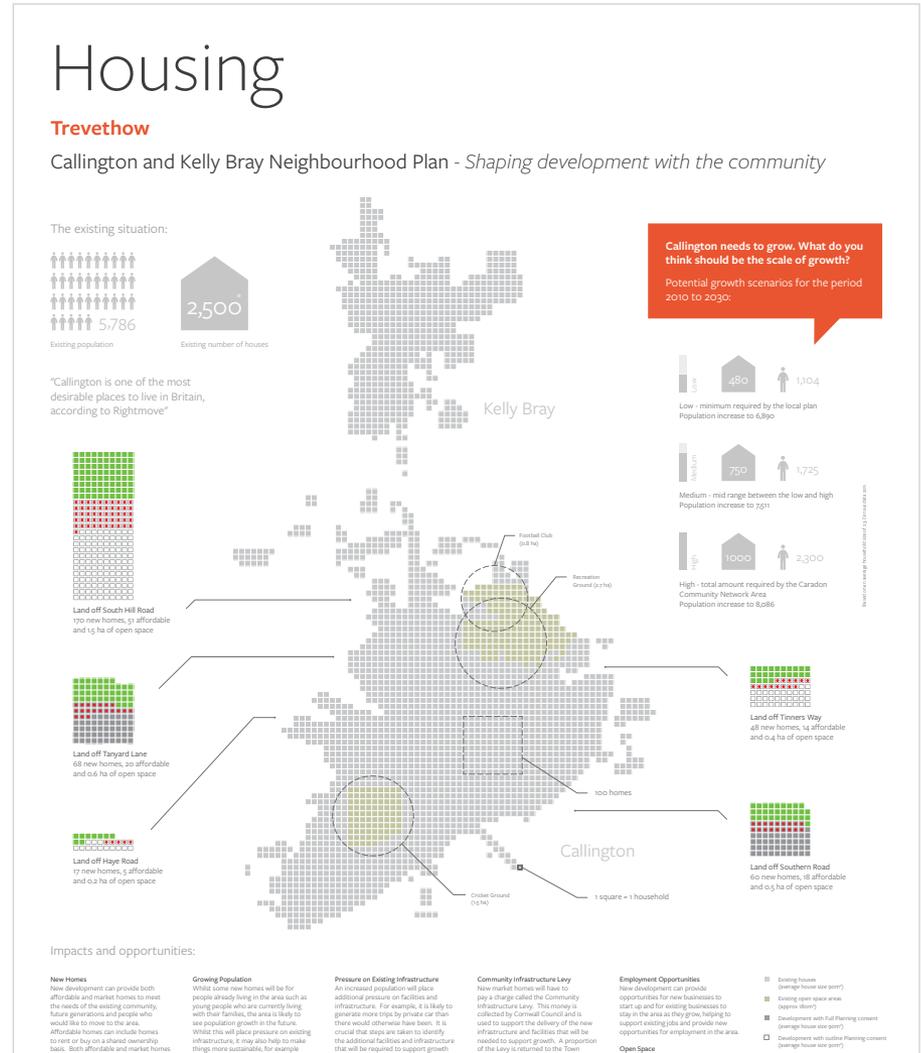
Affordability

Meeting Range of Needs

Second Homes

Utilise Unused Shops

Infrastructure



# Consultation feedback

## Town Centre

Parking

Pedestrianisation

One Way System

Greening of Town Centre

Support Existing Businesses  
/ Services

Enhancement of Some Buildings

Future Role

Market

## Town Centre

### Kres an Dre

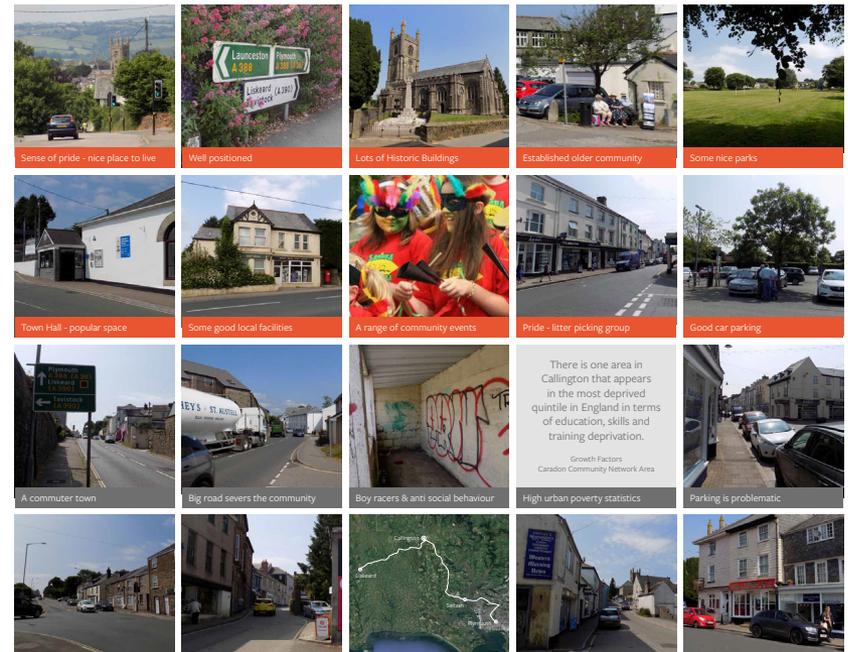
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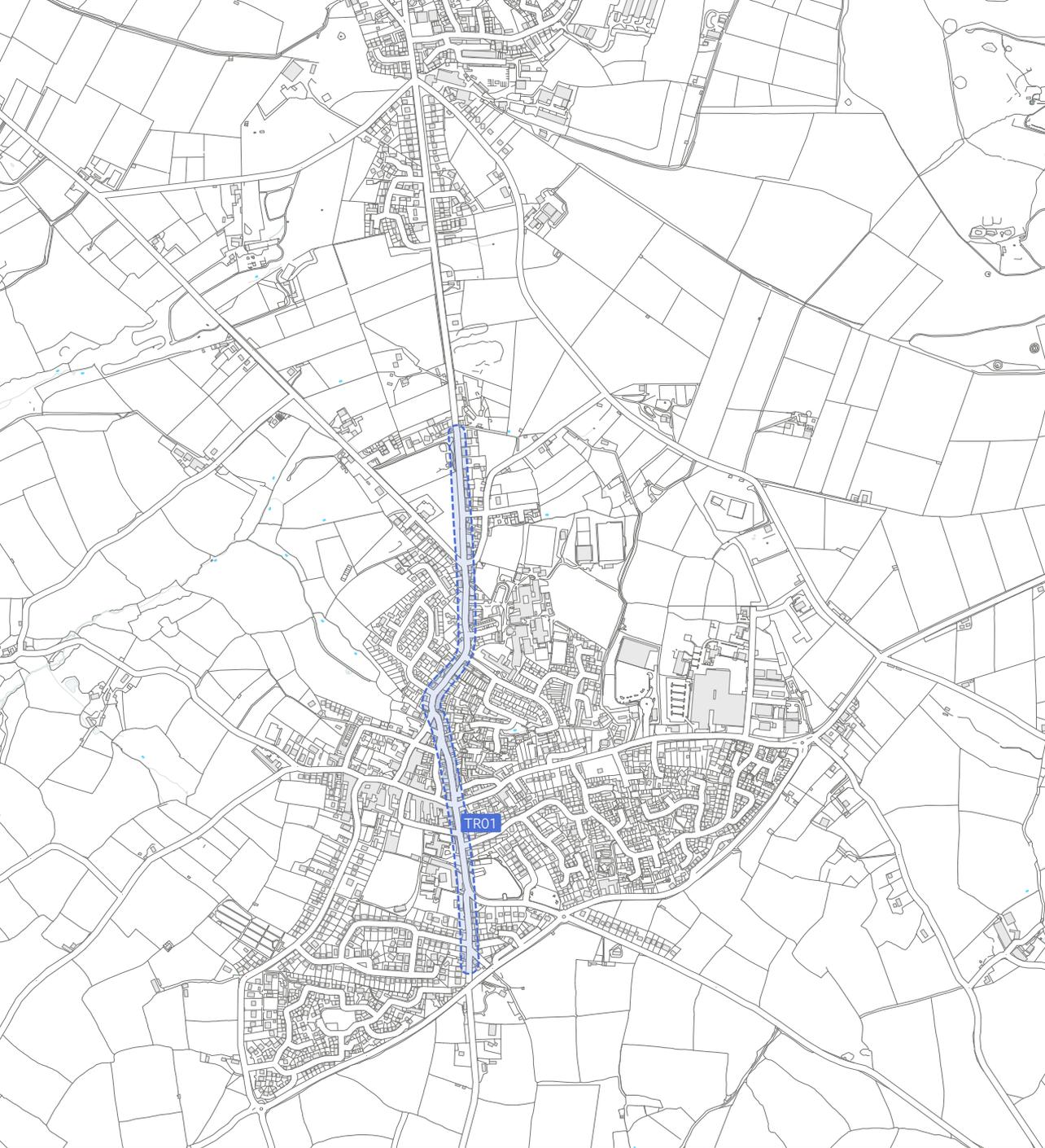


# Projects

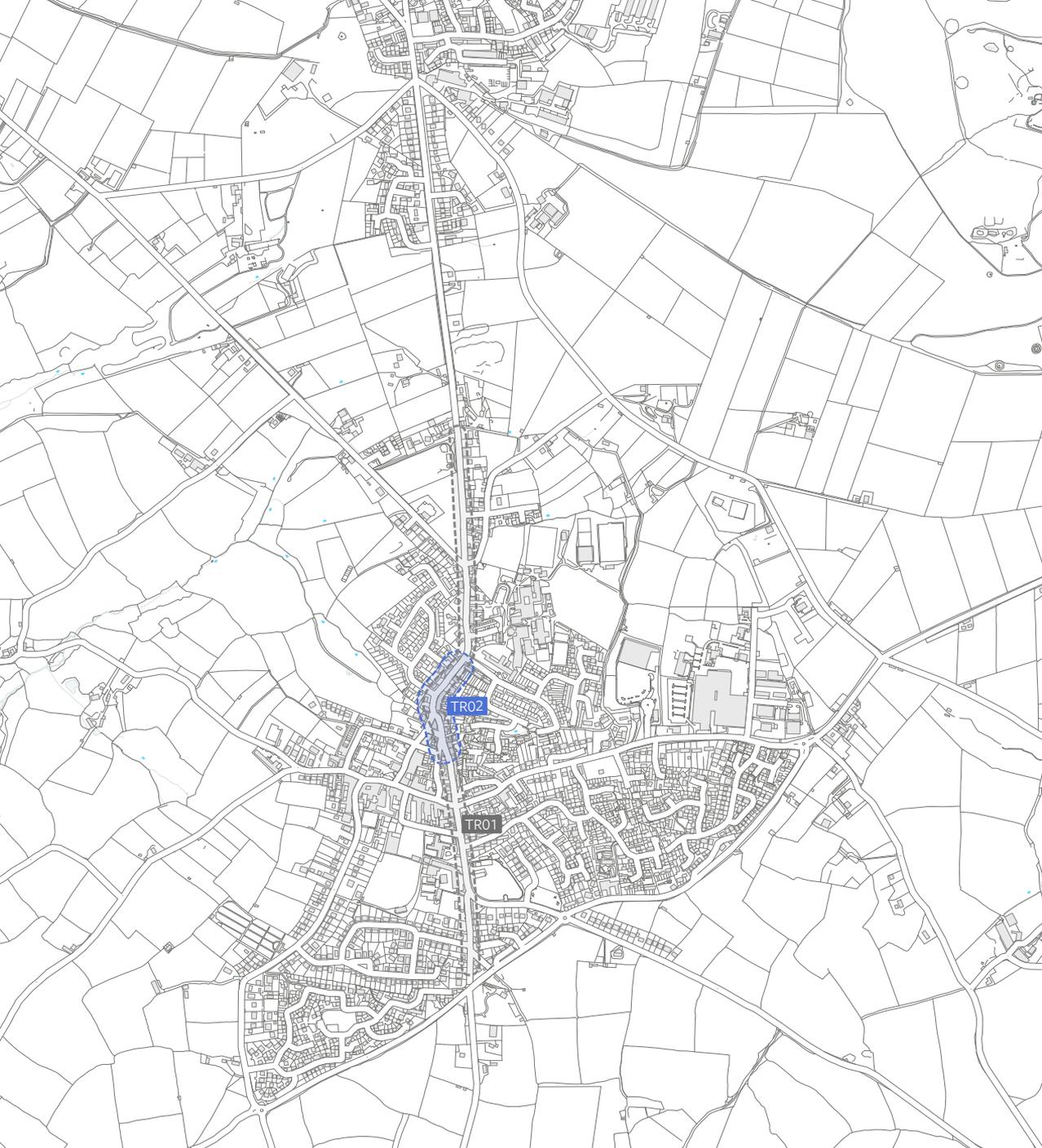
Initial thoughts - opportunities for change

# Possible projects

Transport



**TR01** - Making the A388 a town street on a road - improving air quality/ reducing noise/ better and safer walking environment/ crossing made easy



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**TR02** - Improve pedestrian safety/ environment at Mustard Seed narrowing



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**TR03(a)** - Change priority - in association with development



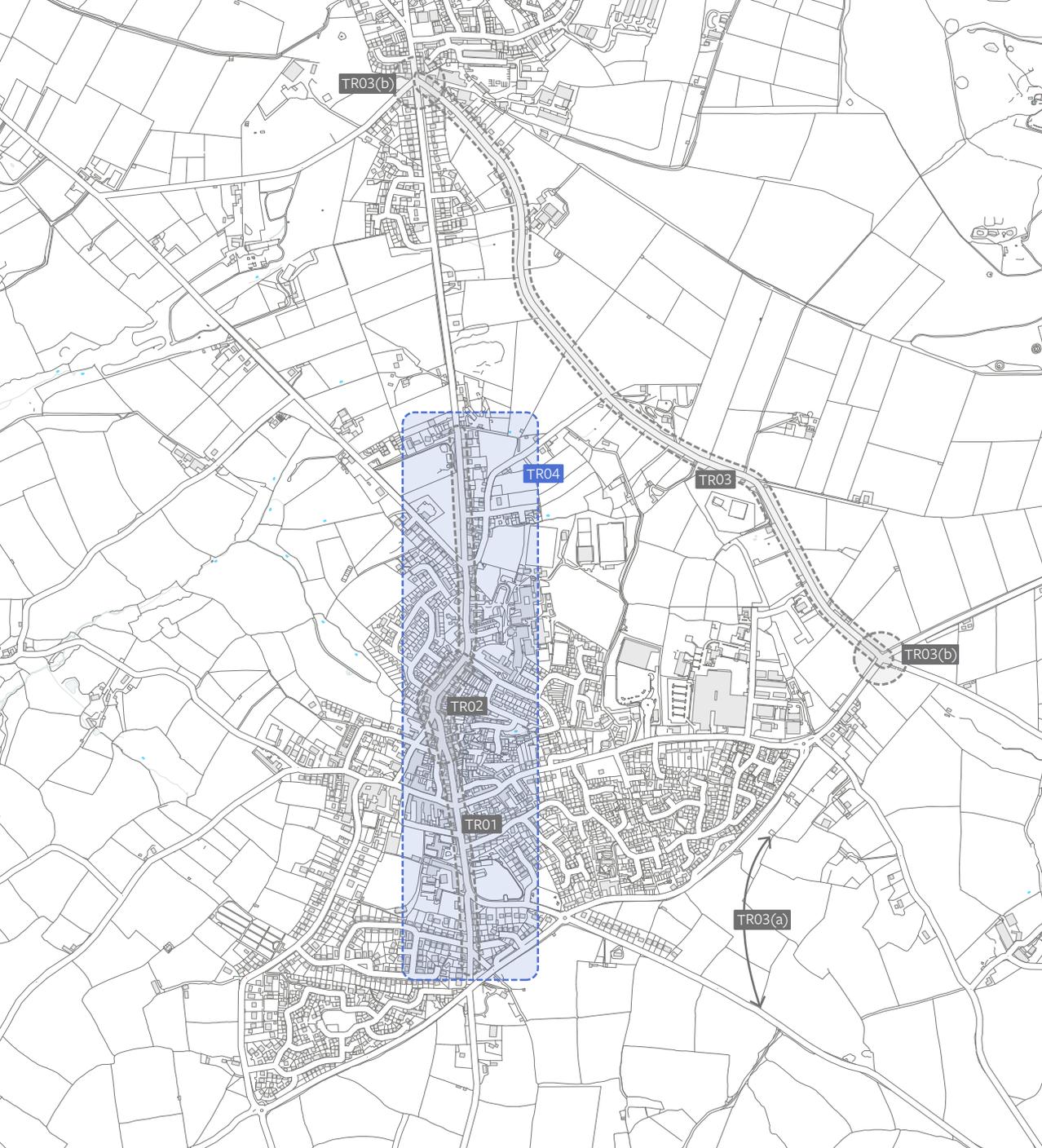
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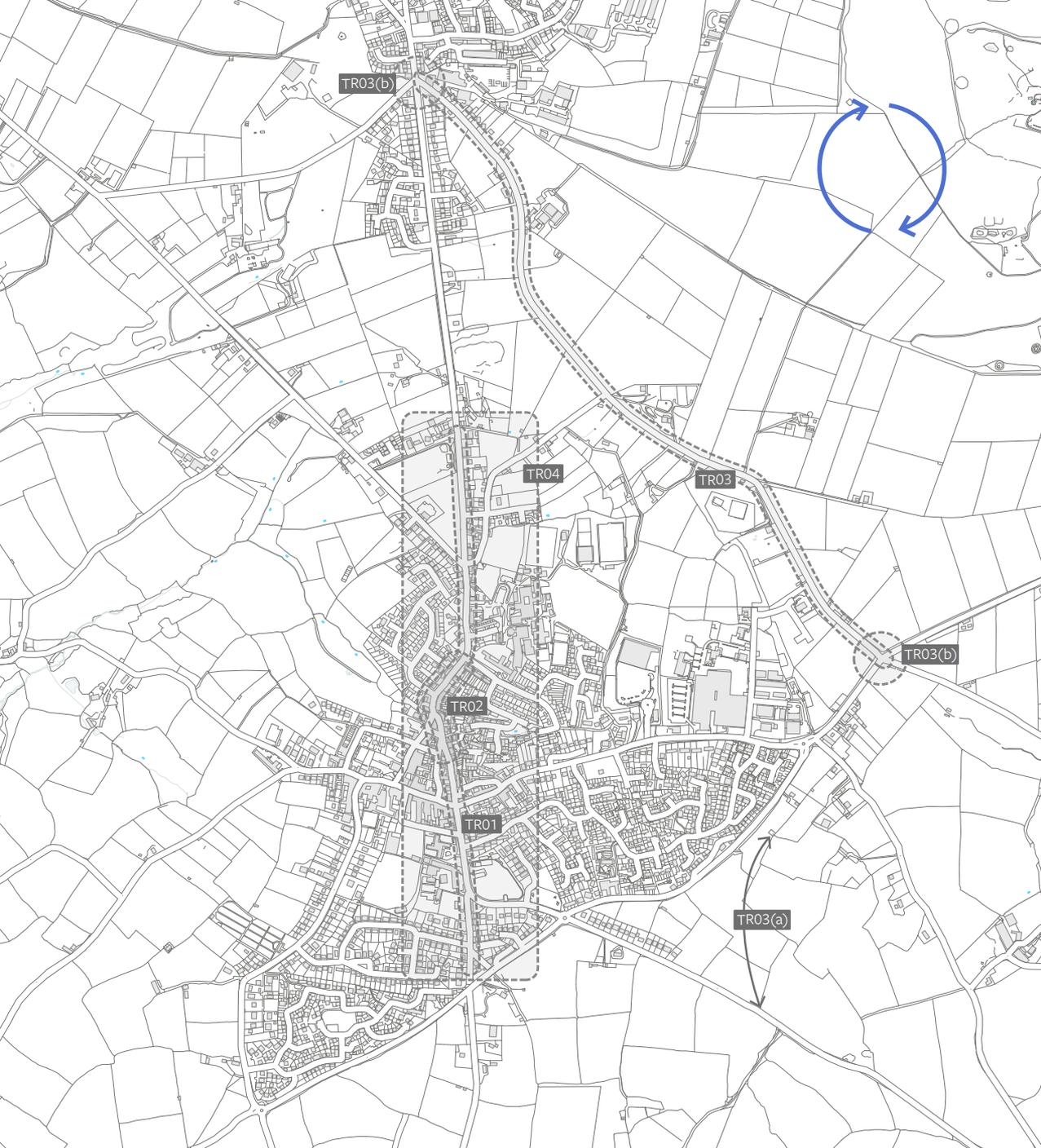
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**TR05** - Review Town Centre circulation of traffic



**TR06** - Fore Street -  
change priority/ part or full  
pedestrianisation



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**TR07** - Cycle lane - Kelly Bray to  
Callington





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**TR07** - Cycle lane - Kelly Bray to  
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**TR08** - Church Street -  
improvements for pedestrians



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signs and maps





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**TR15** - Safer routes to school



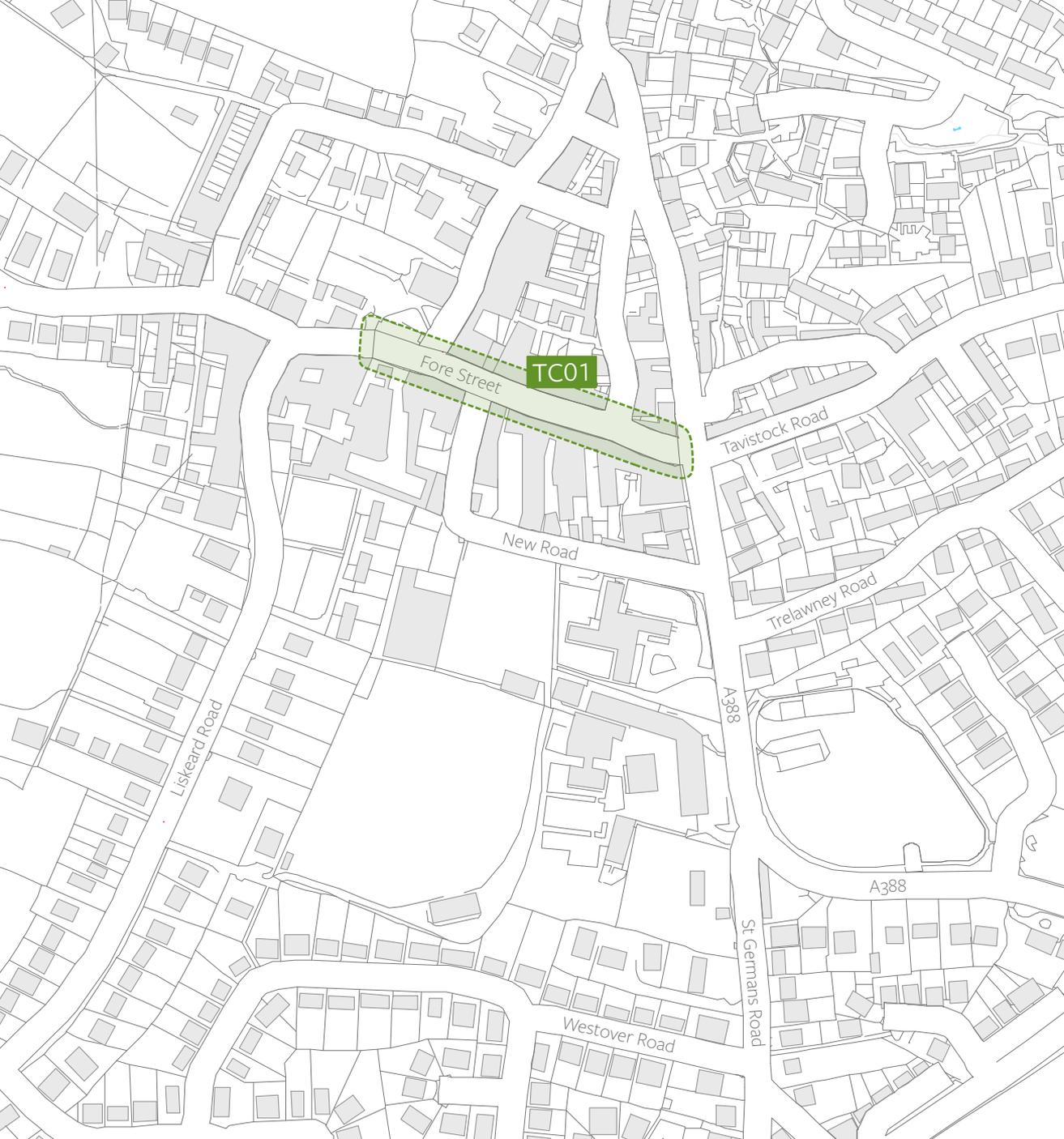


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- TR07 - Cycle lane - Kelly Bray to Callington
- TR08 - Church Street - improvements for pedestrians
- TR09 - Southern Road speed reduction
- TR10 - Southern Road crossing
- TR11 - Southern Road north side footpath
- TR12 - Cycle improvements throughout town
- TR13 - Town legibility plan - signs and maps
- TR14 - Safe pedestrians plan
- TR15 - Safer routes to school
- TR16 - Town wide projects to improve pedestrian safety - dealing with identified concerns**

# Callington Town Centre

Projects to make the town beautiful

**TC01** - Public realm Fore Street - greening (linked to transport improvements)





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TC02 - Town Square - church





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TC03 - Community building -  
multi-use



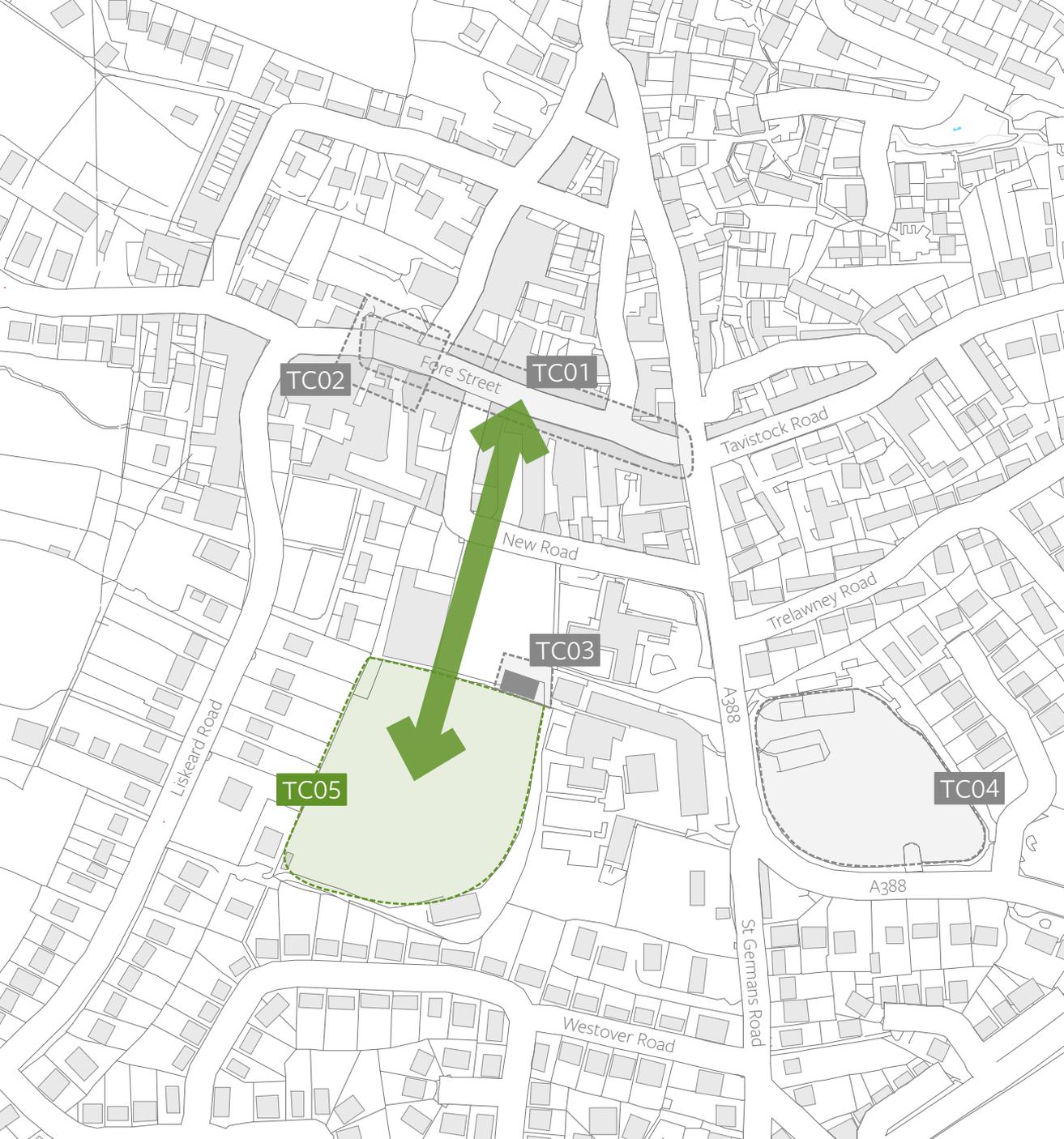
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- Saltash Road; bike track, allotments, orchard, play for all





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**TC06** - Bus stopping improvements - relocation - New Road - create improved management



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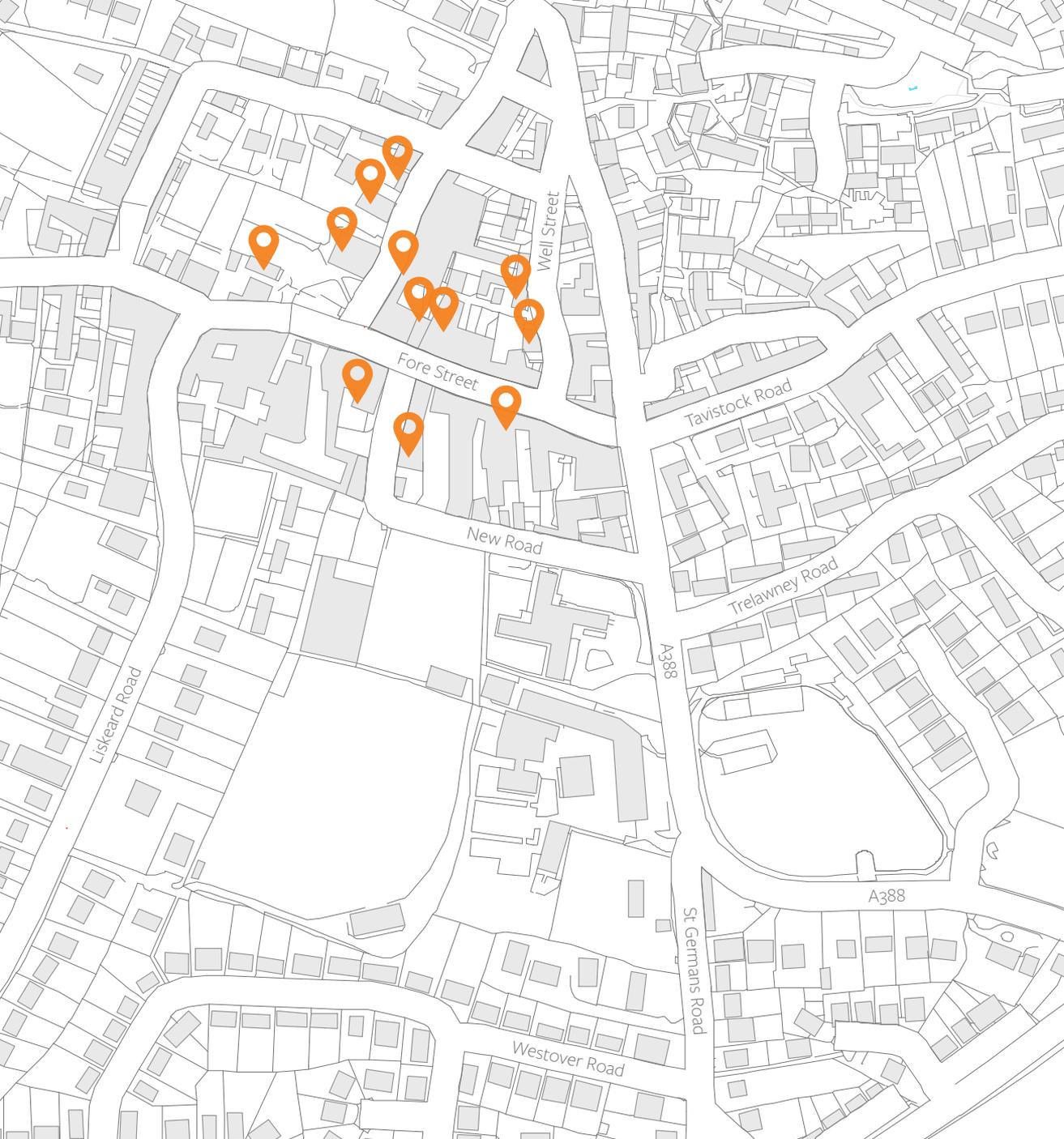
**TC07** - Lanes to Fore Street - enhancement

**TC08** - St Mary's church  
- opening of graveyard - a peaceful sanctuary in town (in liason with church)

# Callington Town Centre

General

**TC09 - Historic building  
enhancement scheme - Fore  
Street/ Town Centre**





TC09 - Historic building enhancement scheme - Fore Street/ Town Centre

TC10 - Shopfront facelift scheme - Fore Street/ Town Centre





**TC09** - Historic building enhancement scheme - Fore Street/ Town Centre

**TC10** - Shopfront facelift scheme - Fore Street/ Town Centre

**TC11** - Murals project





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**TC12 - Art Callington - artistic interventions in the town centre and wide town**





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**TC14** - Improve quality of development

**TC15** - Film and theatre club



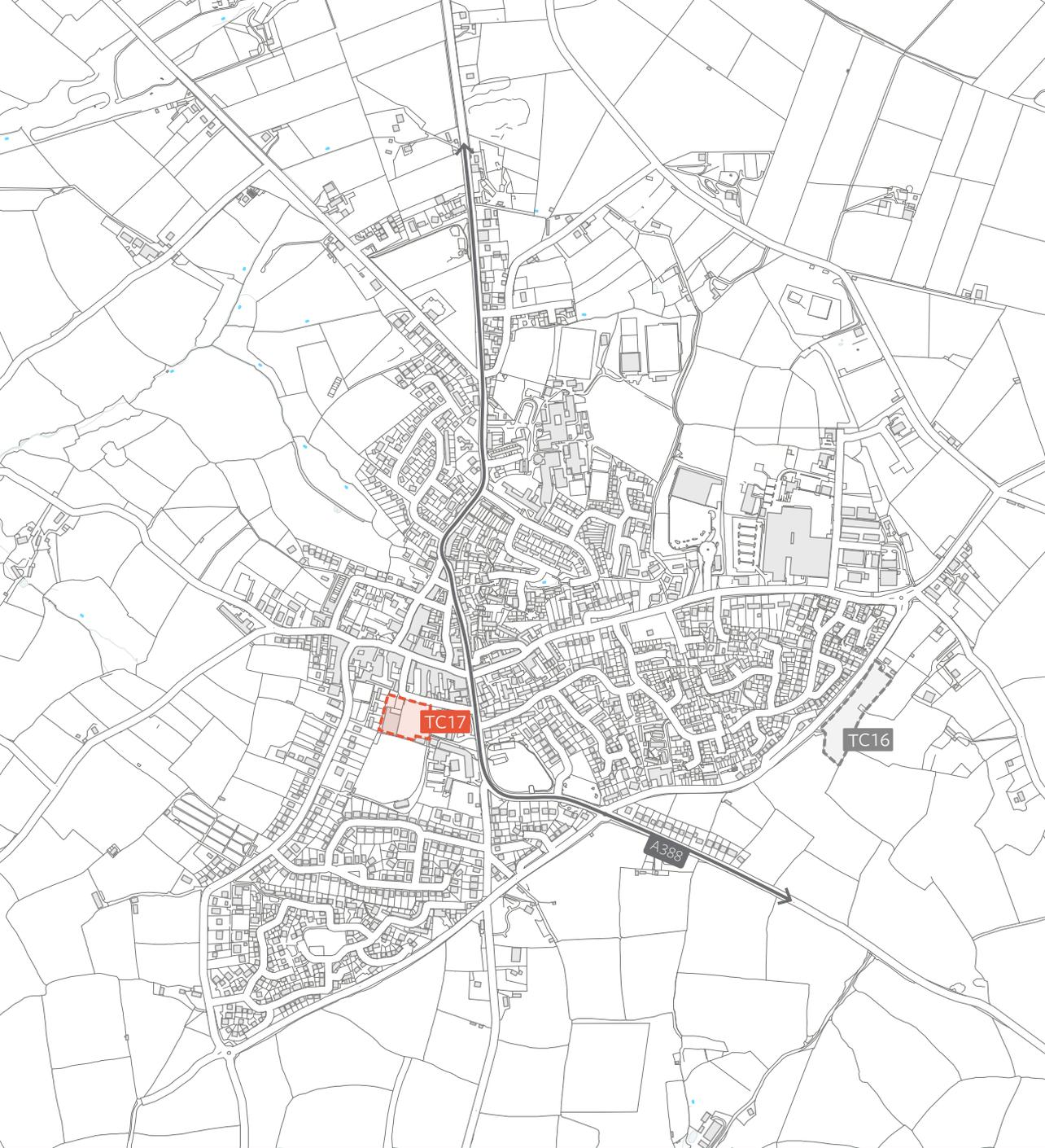
# Development opportunities

# Callington Town Centre

Reshaping the centre over time

## TC16 - New health complex





TC16 - New health complex

**TC17** - B&M car park site  
- mixed use development  
opportunity



TC16 - New health complex

TC17 - B&M car park site  
- mixed use development  
opportunity

**TC18** - Existing health centre  
site

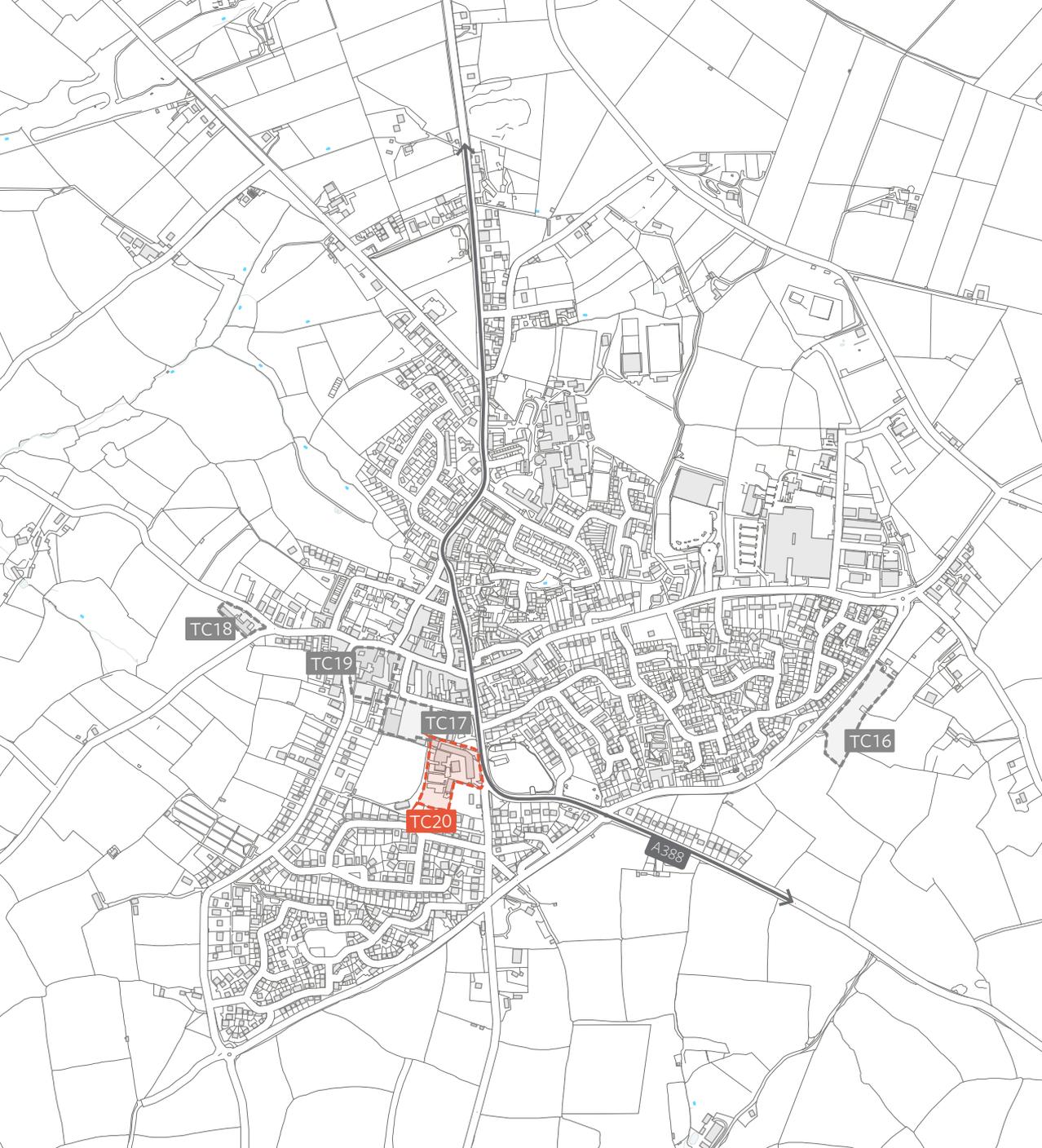


TC16 - New health complex

TC17 - B&M car park site  
- mixed use development  
opportunity

TC18 - Existing health centre  
site

**TC19** - Garage and market  
square improvement/  
relocation



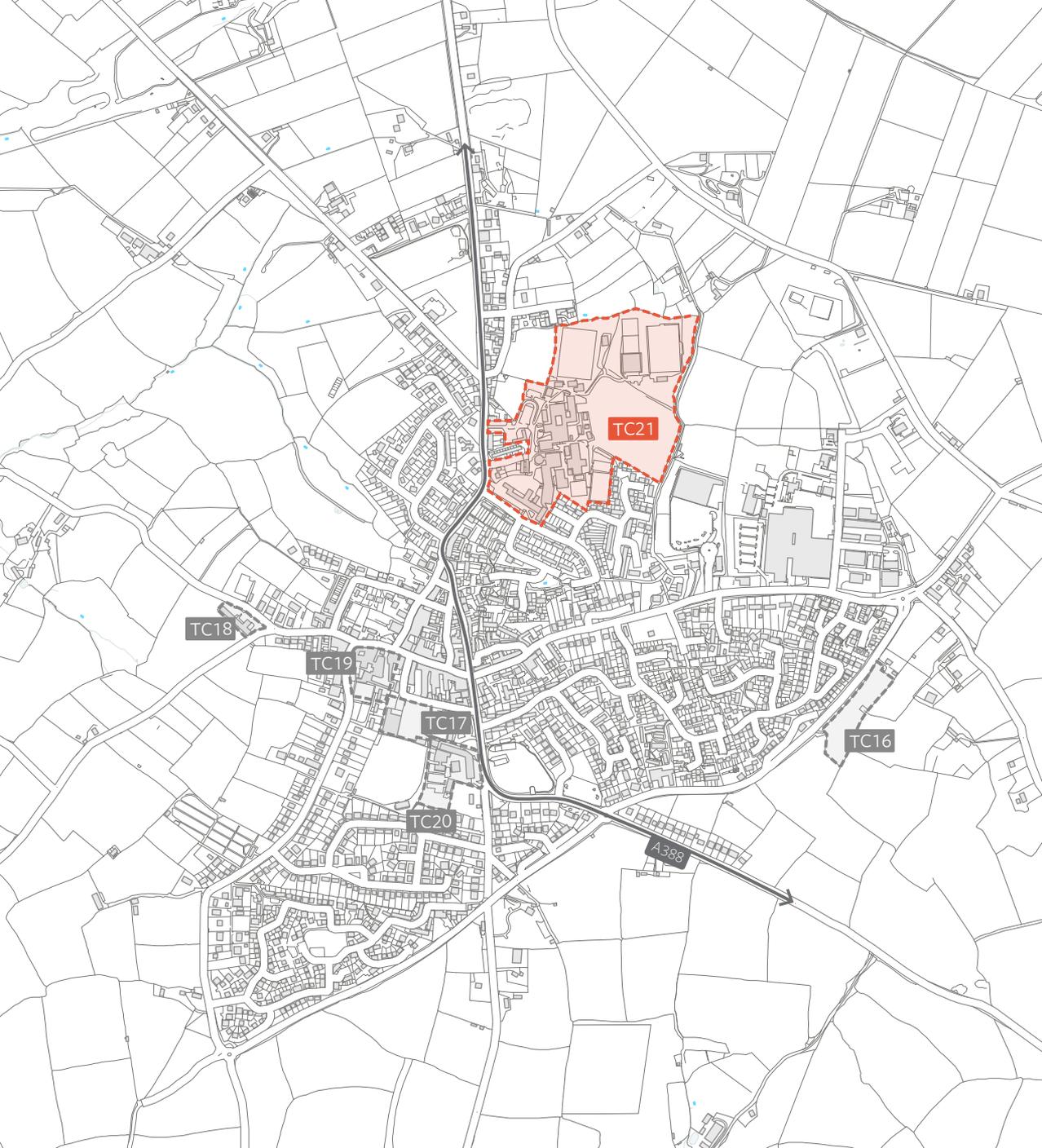
TC16 - New health complex

TC17 - B&M car park site  
- mixed use development  
opportunity

TC18 - Existing health centre  
site

TC19 - Garage and market  
square improvement/ relocation

**TC20 - Primary school -  
associated with re-provision  
elsewhere**



**TC16** - New health complex

**TC17** - B&M car park site  
- mixed use development  
opportunity

**TC18** - Existing health centre  
site

**TC19** - Garage and market  
square improvement/ relocation

**TC20** - Primary school -  
associated with re-provision  
elsewhere

**TC21** - Secondary school -  
associated with re-provision  
elsewhere



TC16 - New health complex

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- mixed use development  
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TC18 - Existing health centre  
site

TC19 - Garage and market  
square improvement/ relocation

TC20 - Primary school -  
associated with re-provision  
elsewhere

TC21 - Secondary school -  
associated with re-provision  
elsewhere

**TC22 - New Road  
redevelopment of kiosks**



**TC16** - New health complex

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associated with re-provision  
elsewhere

**TC22** - New Road  
redevelopment of kiosks

**TC23** - Bowling green  
connections to town



**TC16** - New health complex

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- mixed use development  
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square improvement/ relocation

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**TC21** - Secondary school -  
associated with re-provision  
elsewhere

**TC22** - New Road  
redevelopment of kiosks

**TC23** - Bowling green  
connections to town

**TC24** - Rationalise Town Centre  
parking

Kelly Bray

Projects

KB01 - Kelly Bray community hall



KB01 - Kelly Bray community hall

**KB02 - Kelly Bray traffic speed measures**





KB01 - Kelly Bray community hall

KB02 - Kelly Bray traffic speed measures

**KB03 - Housing**





KB01 - Kelly Bray community hall

KB02 - Kelly Bray traffic speed measures

KB03 - Housing

**KB04 - Cycle lane linking to Callington**

# Temporary projects

Raising aspirations



Closing Fore Street - street party/ town fair (open street movement)



Closing Fore Street - street party/ town fair (open street movement)



Regular town market



Closing Fore Street - street party/ town fair (open street movement)

Regular town market



Eating healthy in Callington



Closing Fore Street - street party/ town fair (open street movement)

Regular town market



Eating healthy in Callington

Community events

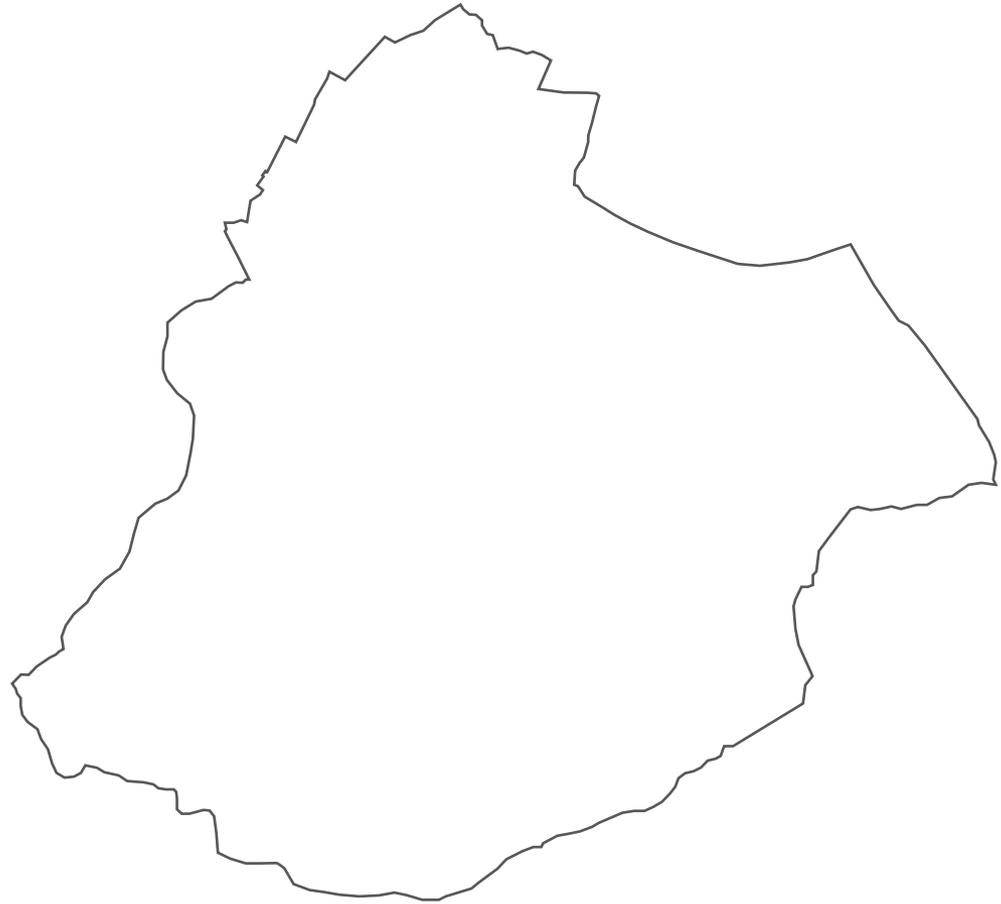
# Workshop 1

Review of constraints from Cornwall's guidance and allocation housing sites

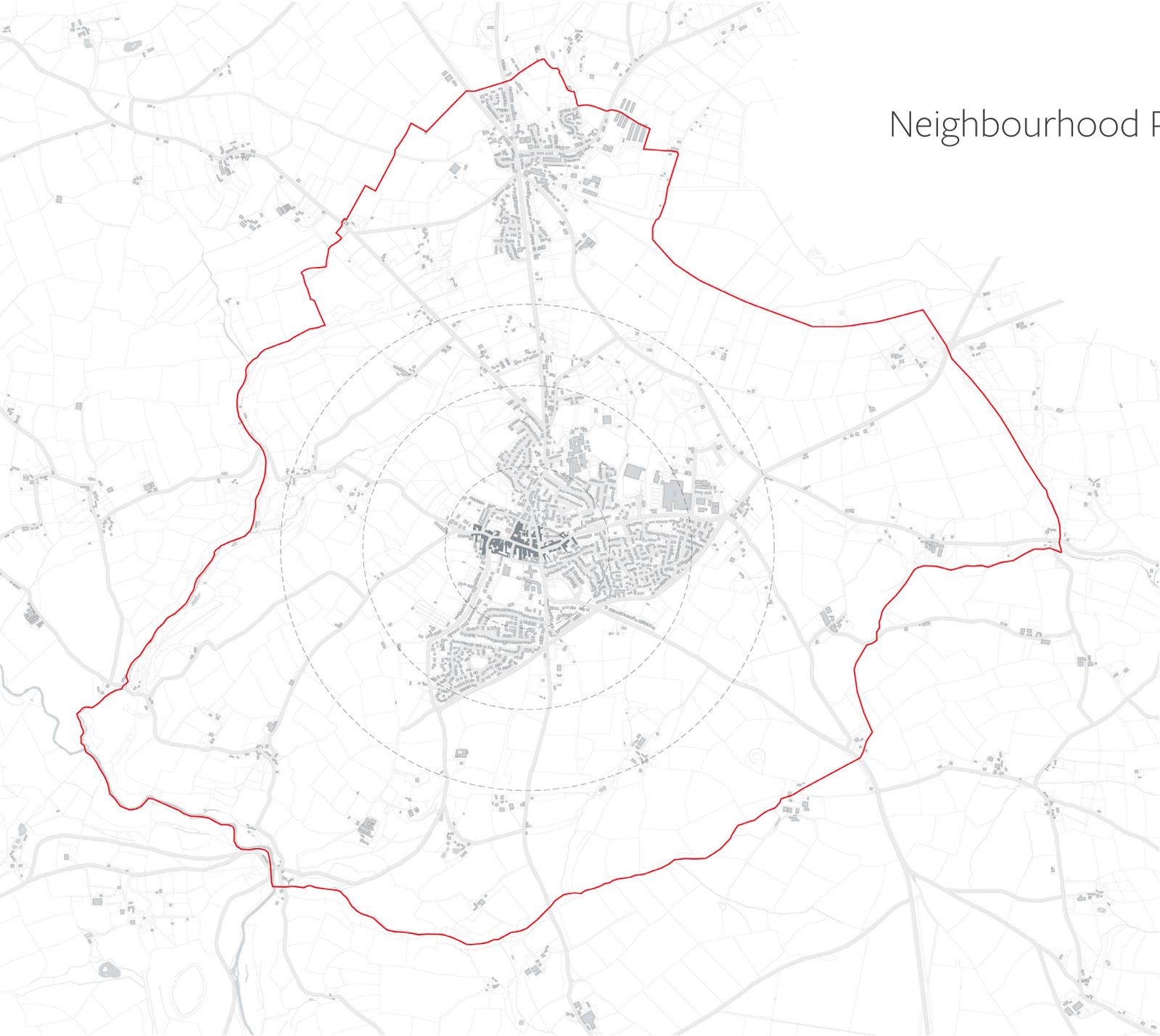
# The housing sub group will...

- Explore the allocation of sites for development within the neighbourhood plan
  - Minimum level set by Cornwall Council
  - Consideration of existing planning approvals
- Bringing forward the most sustainable development that meet local needs and provide new infrastructure and services for the benefit of the community
- Review the identified sites and report back to the steering group

# Allocating land: Methodology

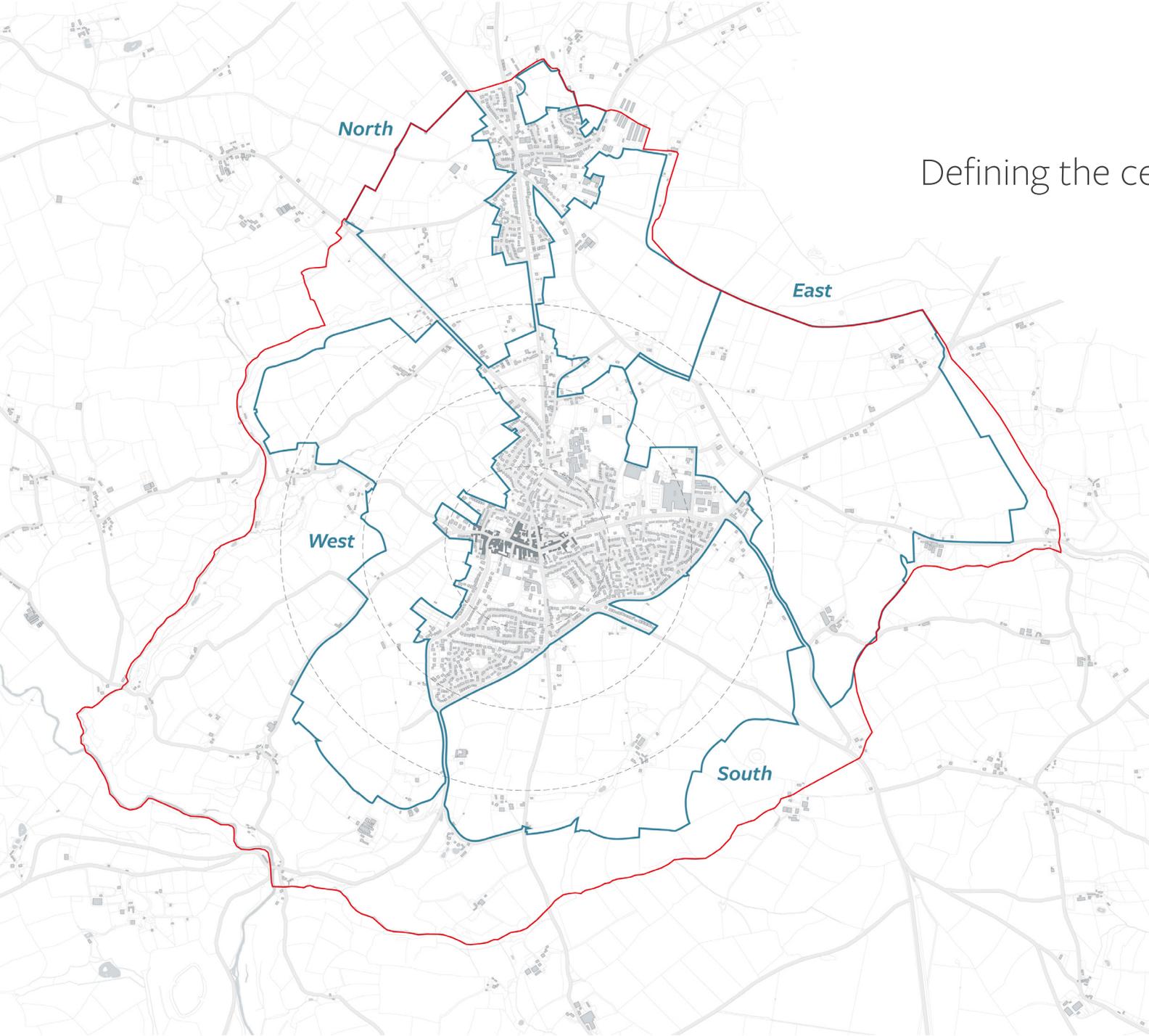


Neighbourhood Plan area



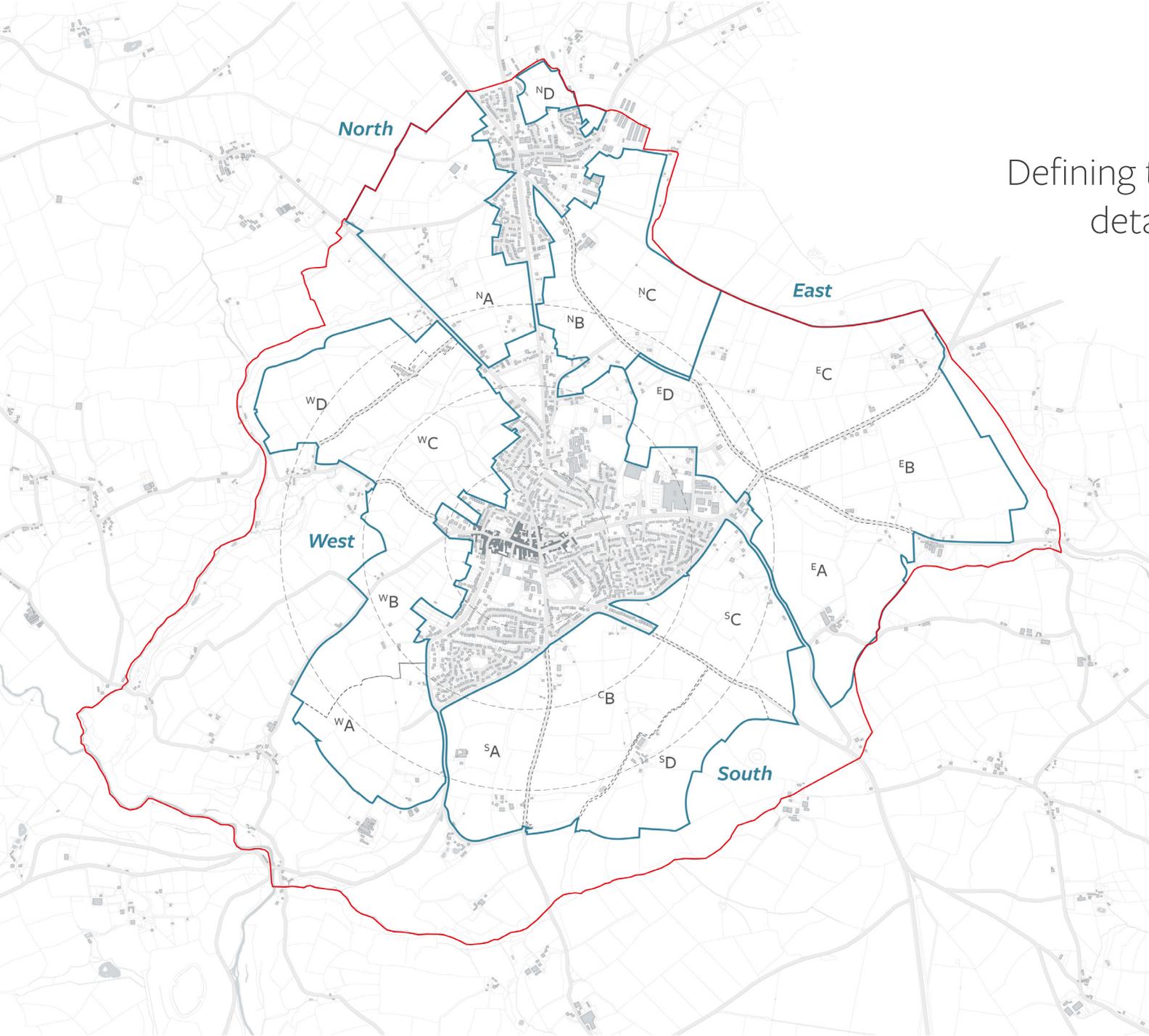
# Step 1

Defining the cell groups

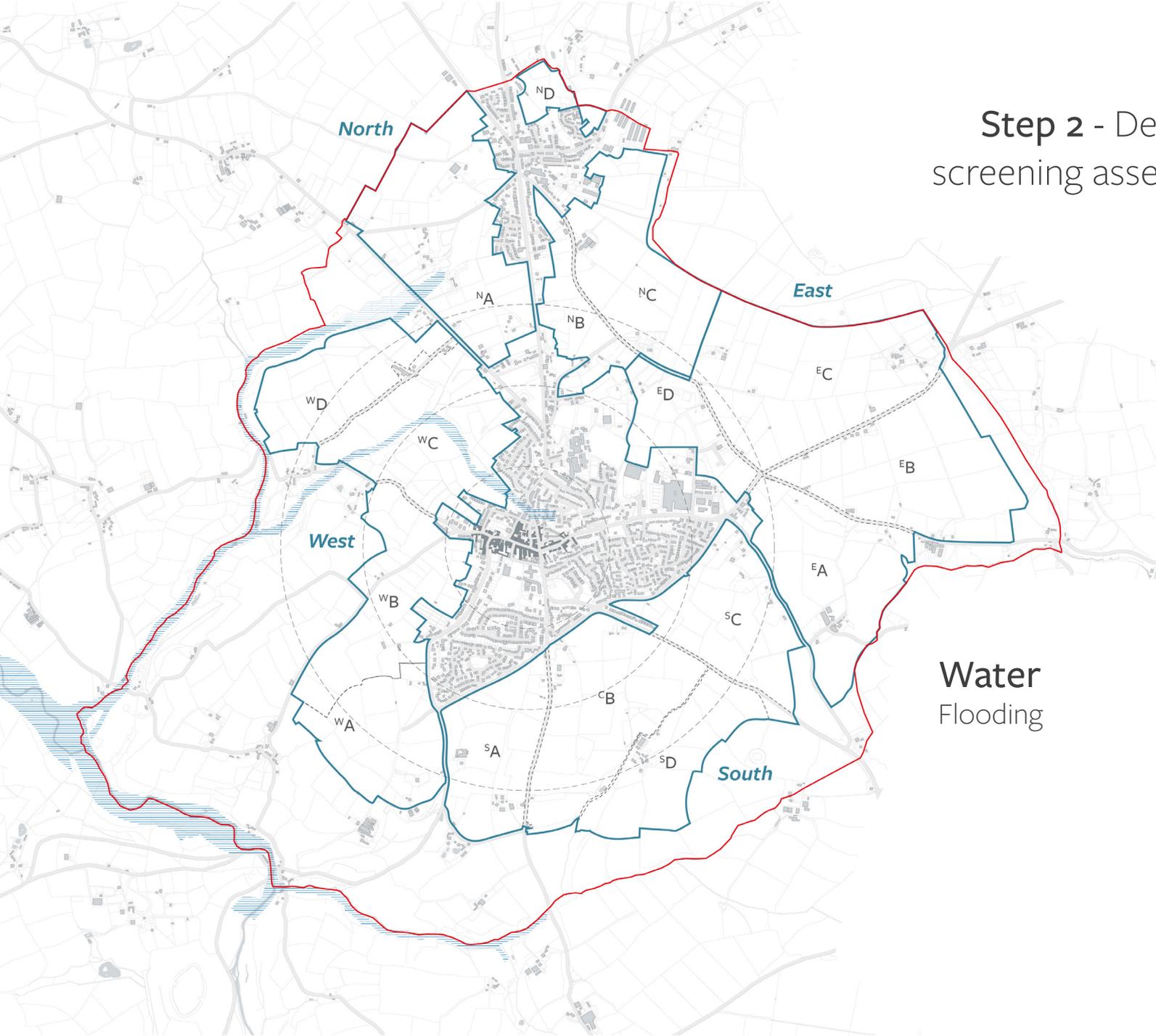


# Step 1

Defining the more detailed cells

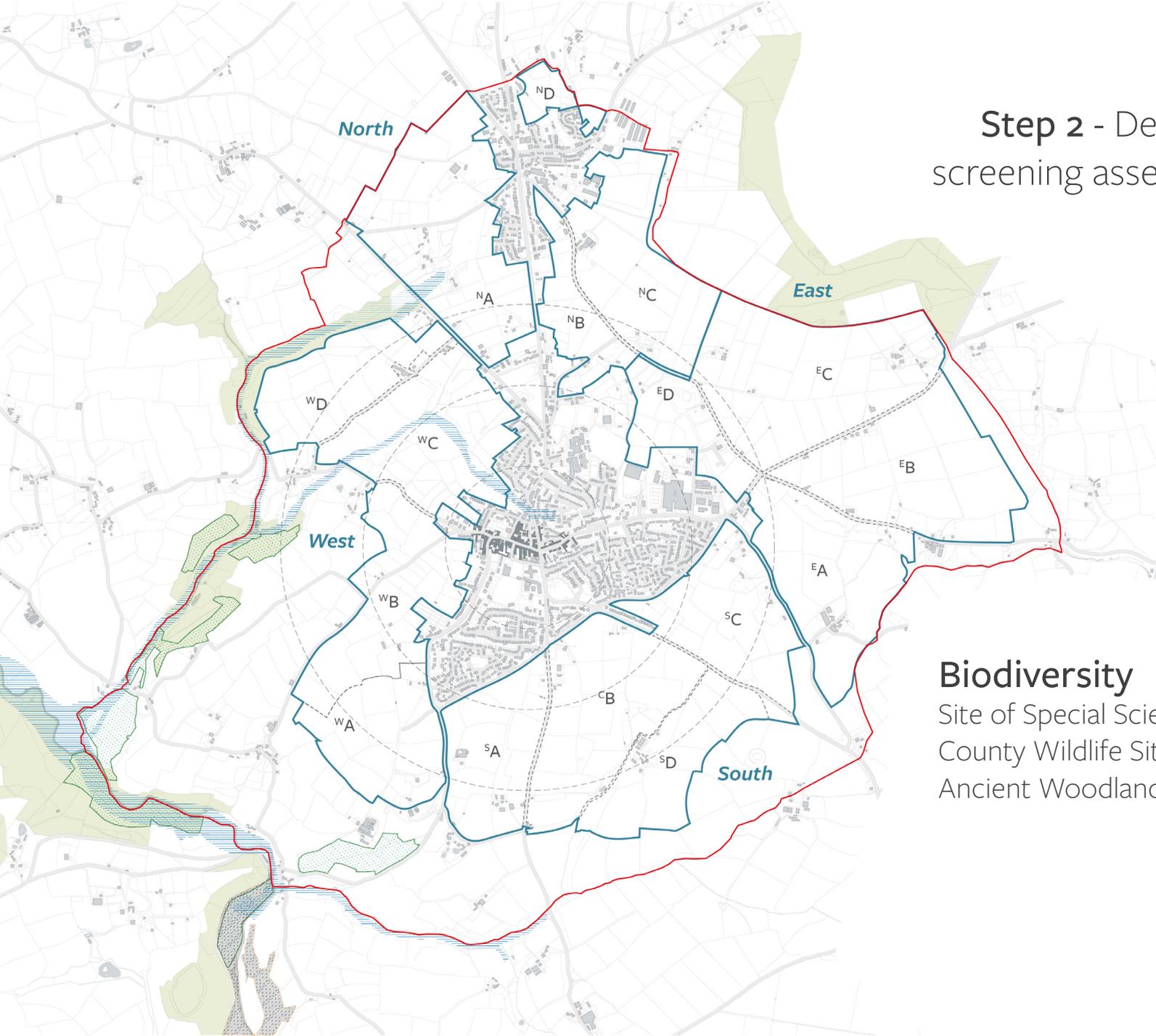


## Step 2 - Desk based screening assessment



Water  
Flooding

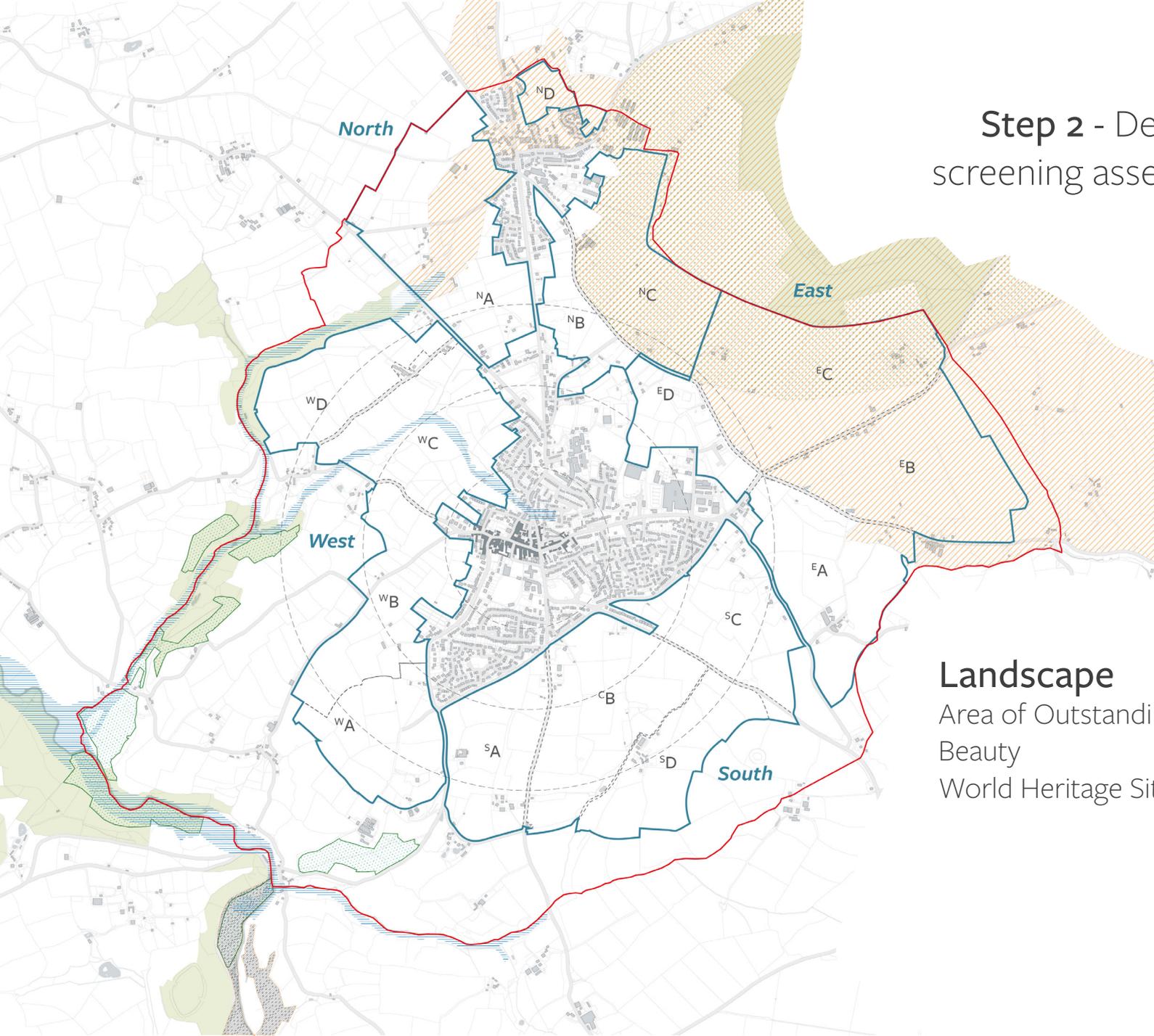
## Step 2 - Desk based screening assessment



### Biodiversity

Site of Special Scientific Interest  
County Wildlife Site  
Ancient Woodland

## Step 2 - Desk based screening assessment

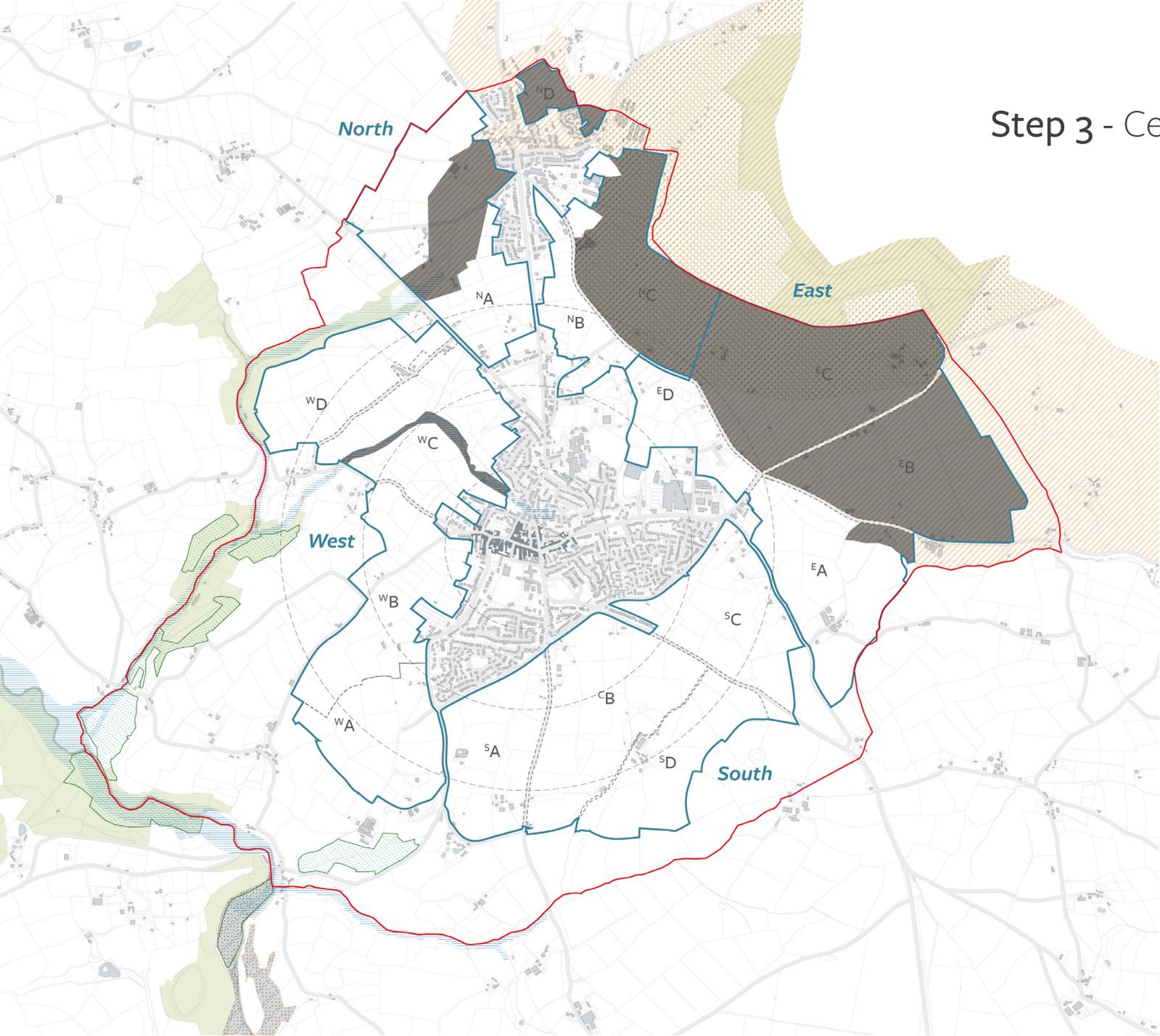


## Landscape

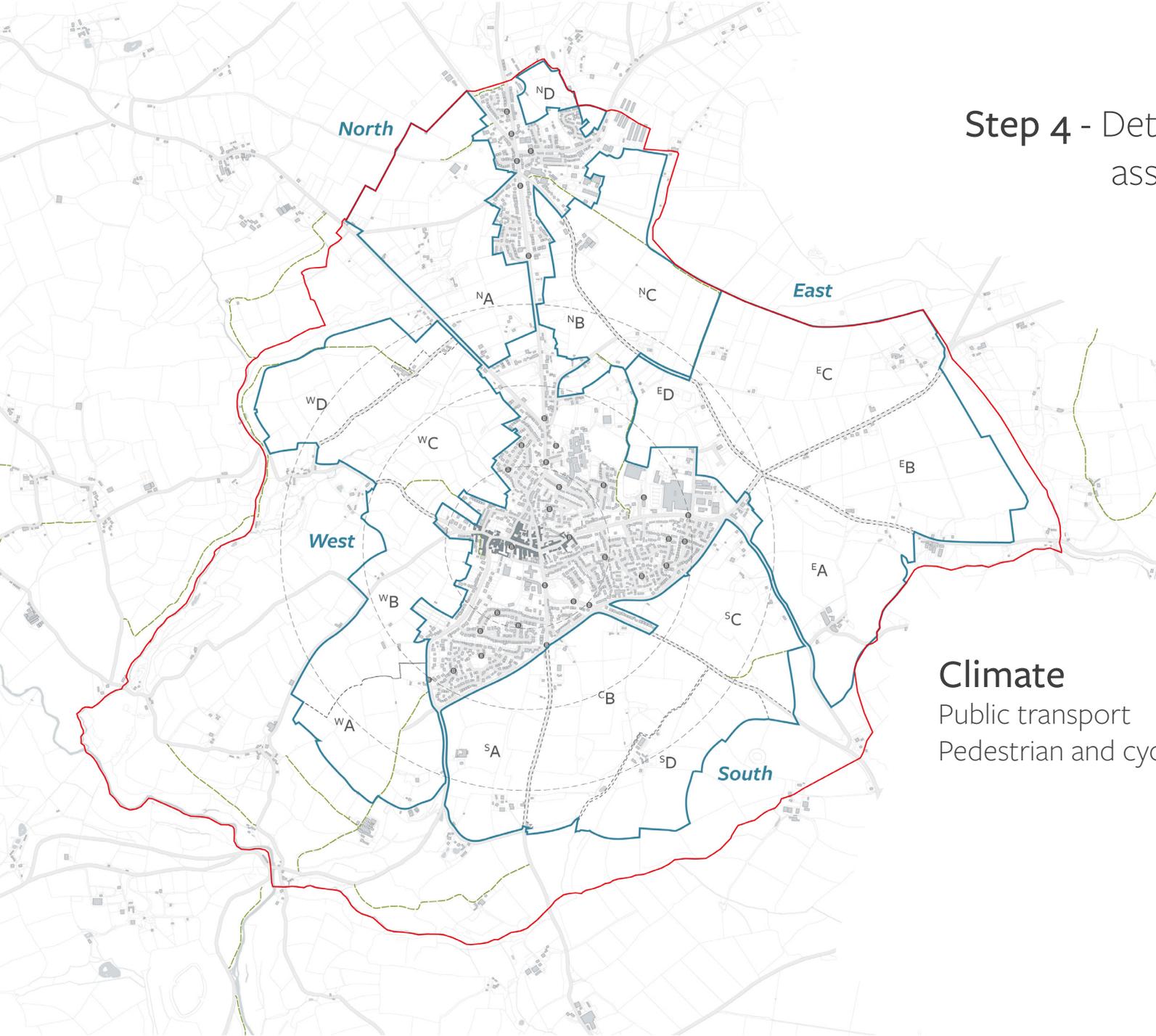
Area of Outstanding Natural Beauty

World Heritage Site

Step 3 - Cell review

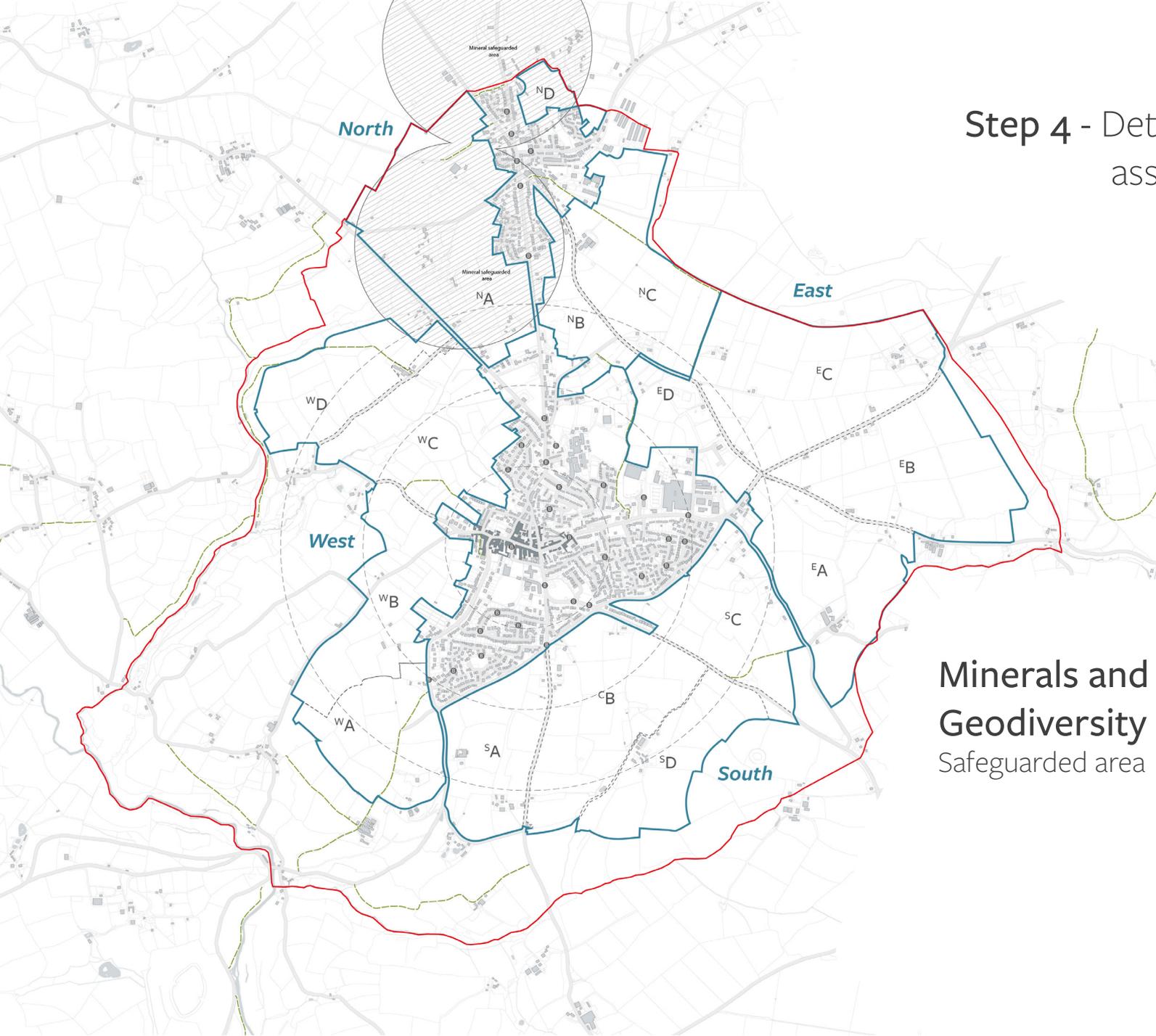


# Step 4 - Detailed cell assessment



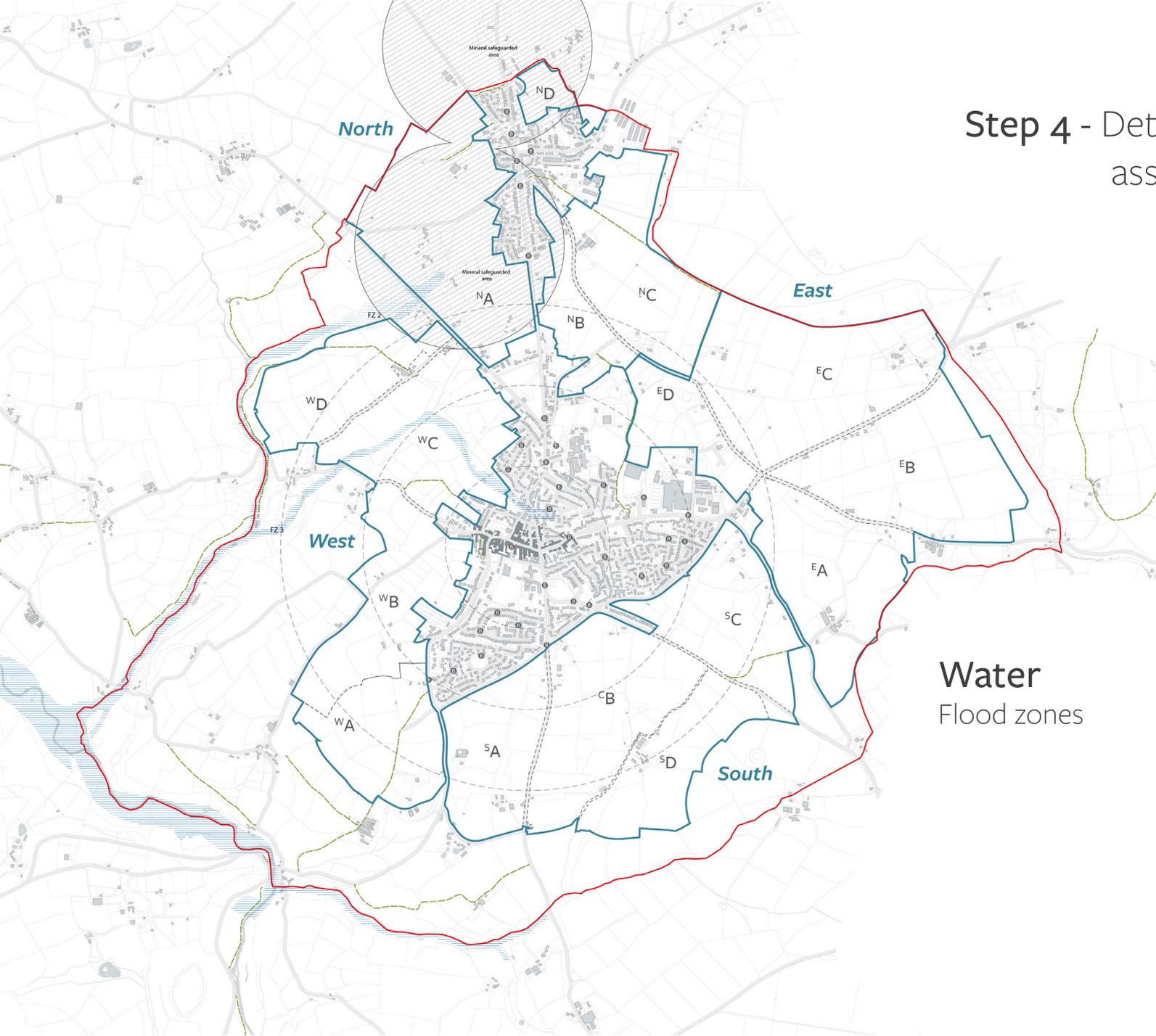
**Climate**  
Public transport  
Pedestrian and cycle network

## Step 4 - Detailed cell assessment



**Minerals and  
Geodiversity  
Safeguarded area**

# Step 4 - Detailed cell assessment



**Water**  
Flood zones

## Step 4 - Detailed cell assessment



### Biodiversity

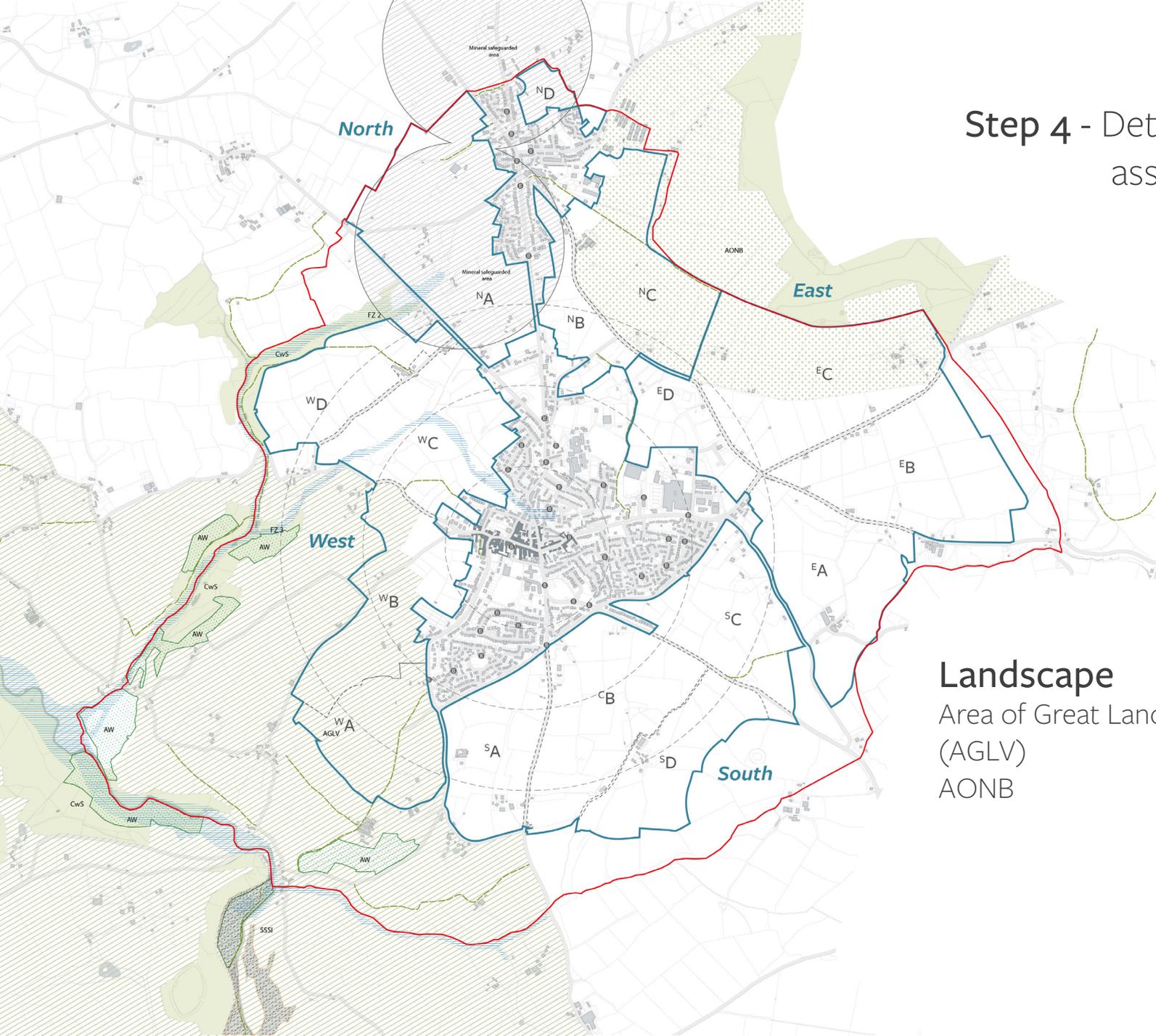
SSSI

CWS

Biodiversity Action Plan

Ancient Woodland

## Step 4 - Detailed cell assessment

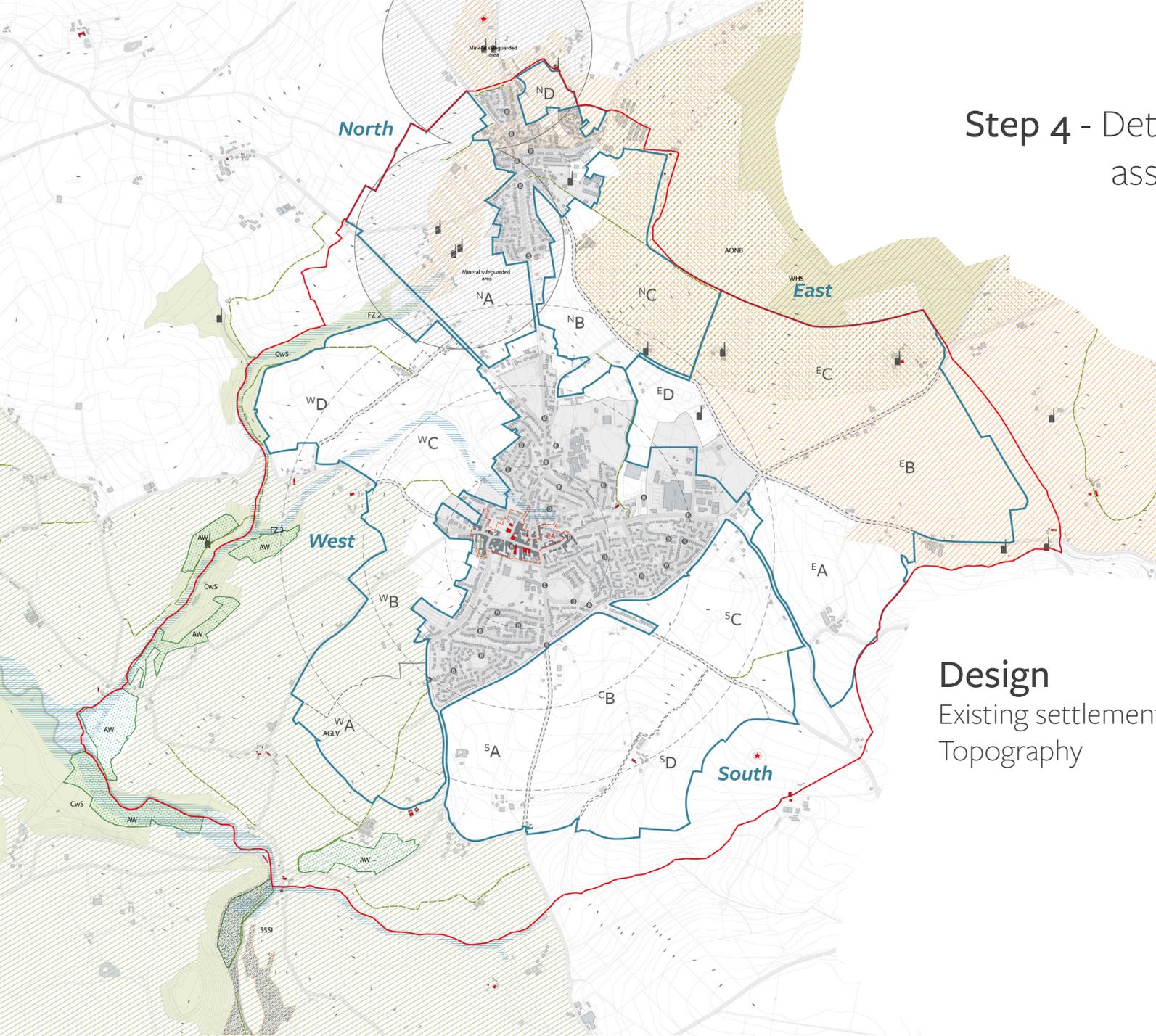


## Landscape

Area of Great Landscape Value (AGLV)  
AONB

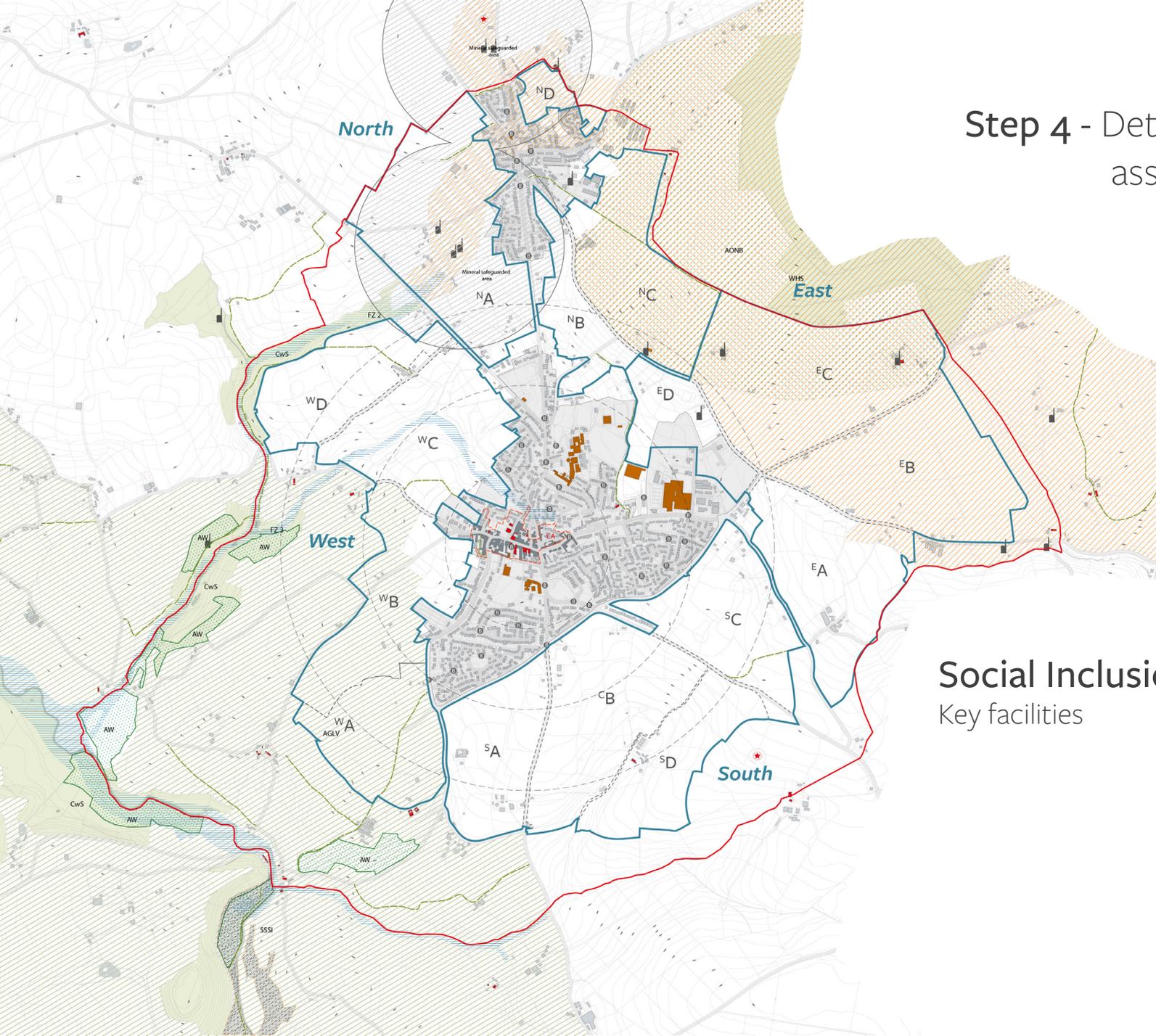


# Step 4 - Detailed cell assessment



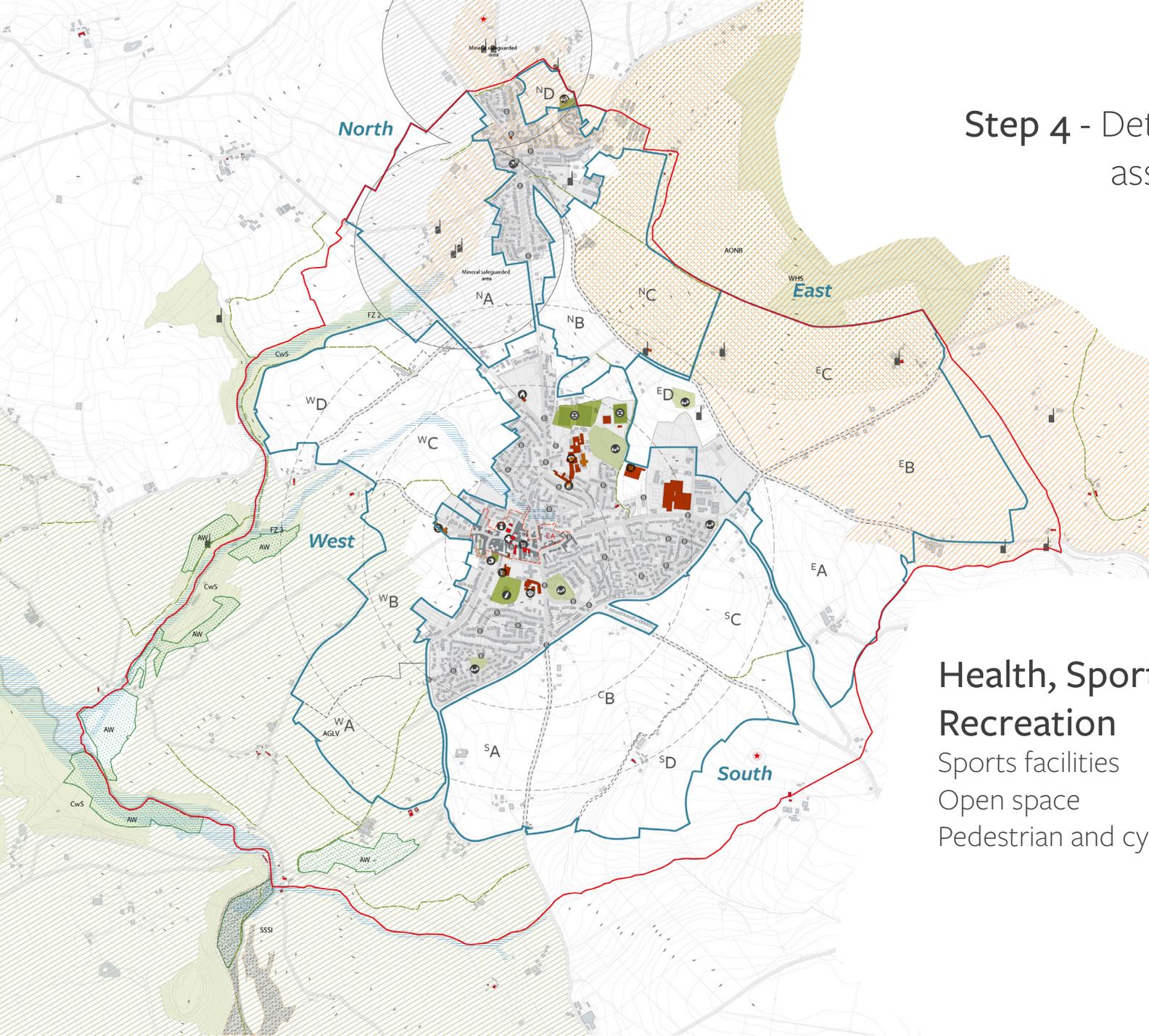
**Design**  
Existing settlement  
Topography

# Step 4 - Detailed cell assessment



**Social Inclusion**  
Key facilities

## Step 4 - Detailed cell assessment



## Health, Sport and Recreation

- Sports facilities
- Open space
- Pedestrian and cycle links

# Step 4 - Detailed cell assessment

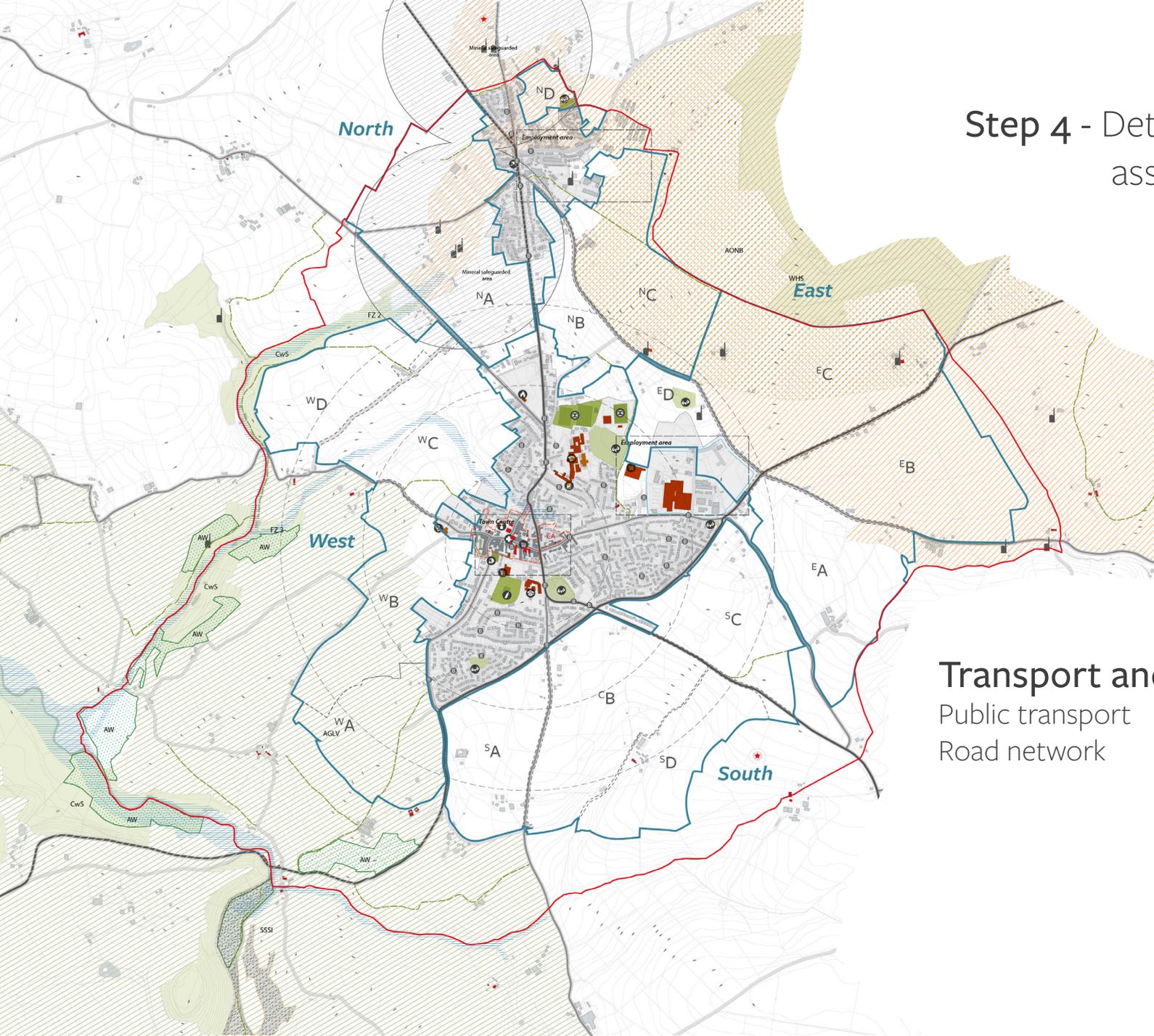


## Economic Development

- Strategic road network
- Key employment areas
- Employment safeguarded land

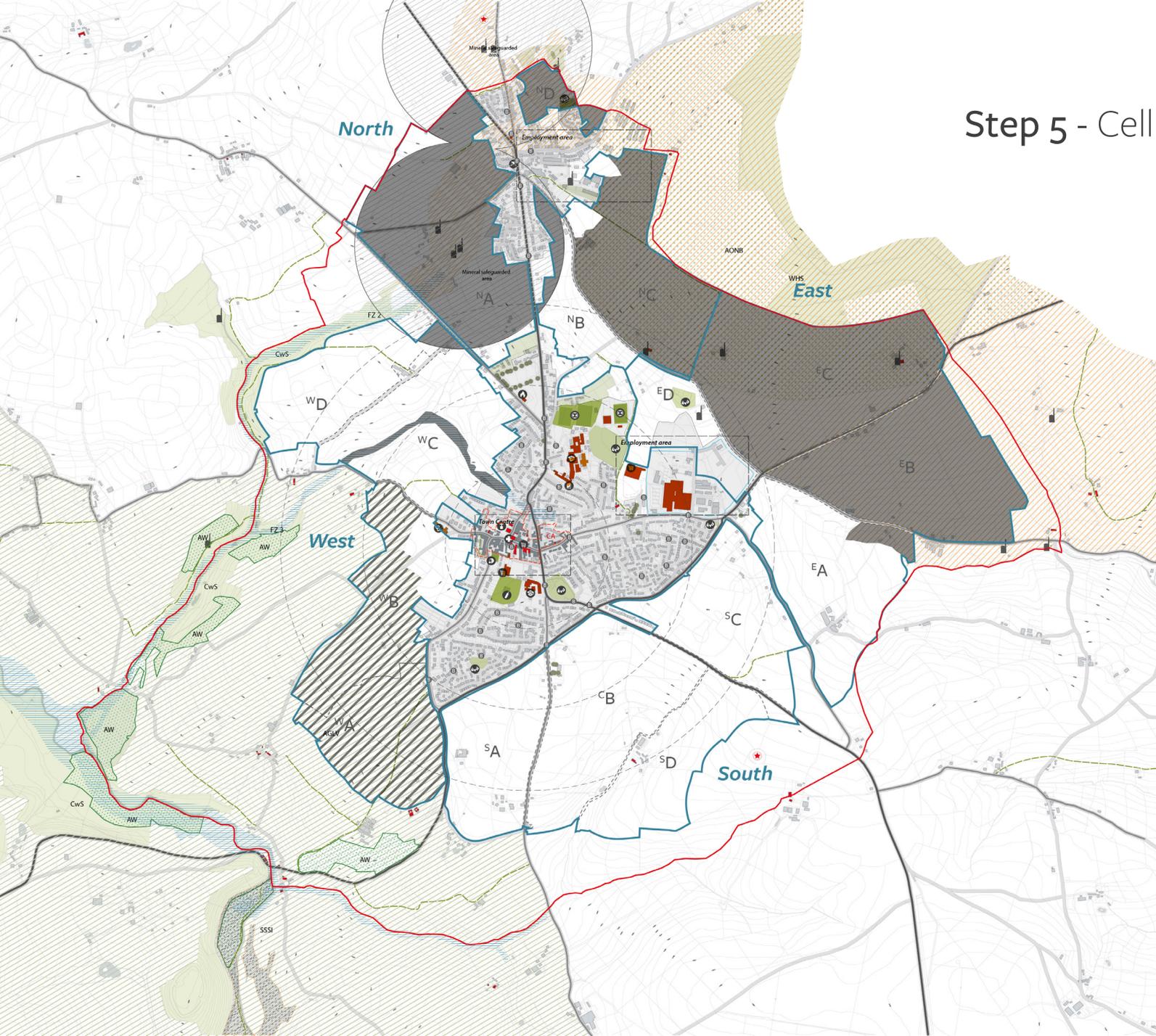


## Step 4 - Detailed cell assessment

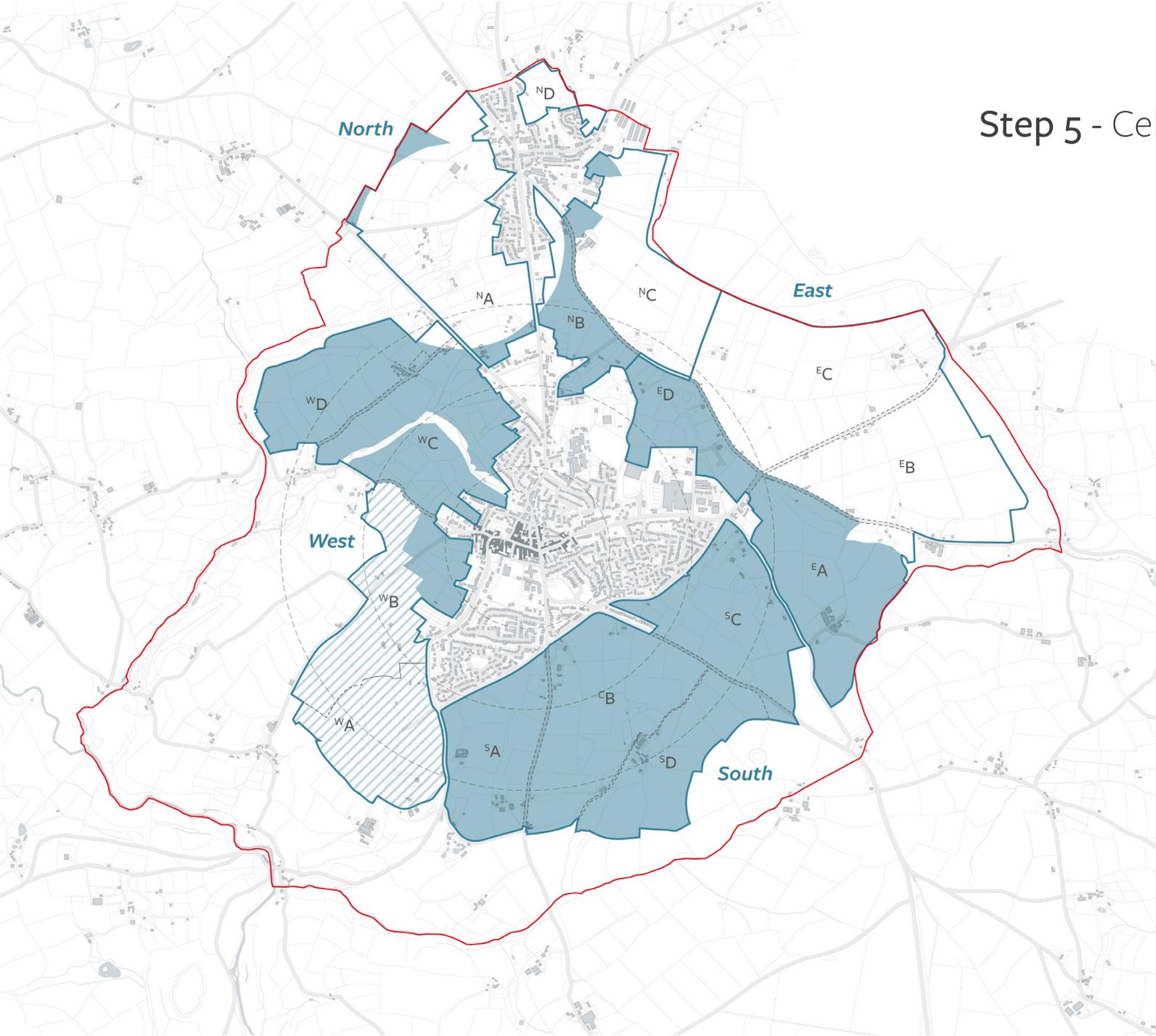


**Transport and Access**  
Public transport  
Road network

# Step 5 - Cell review 2



# Step 5 - Cells to site options



# Understanding the development need

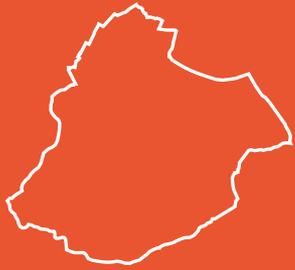
1. Create a robust evidence base for selecting the most appropriate sites that confirm to the local planning policies
2. Housing number scenario options - Exploring the potential for growth of the town
3. Spatial planning exercise - What does that look like and what benefits does that create?

# 480

Callington minimum  
housing target

Affordable housing need **88 dwellings**  
(Homechoice Register)

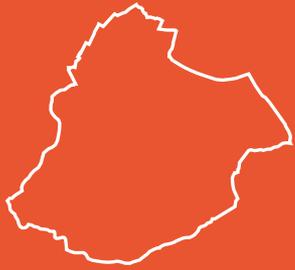




Existing approval of 366  
homes



New homes required to meet  
minimum target



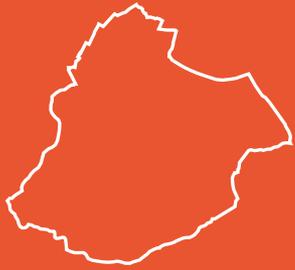
Existing approval of 366  
homes



New homes required to meet  
minimum target



Affordable homes - 45



Existing approval of 366  
homes



New homes required to meet  
minimum target



Affordable homes - 45



Additional population -  
34<sup>1</sup>



Existing approval of 366  
homes



New homes required to meet  
minimum target



Affordable homes - 45



Additional population -  
341



CIL contributions -  
£122,063



Existing approval of 366  
homes



New homes required to meet  
minimum target



Affordable homes - 45



Additional population -  
341



CIL contributions -  
£122,063



Open space provision -  
0.78 HA

# Housing sub group

## Workshop tiles



**30 houses**  
*1 ha land @ 30dph*  
*68 people*  
*9-10 affordable houses*  
*0.16 ha open space*  
*CIL contributions: £24,413*



**4,000 sqm employment space**  
*1 ha of land*  
*129 manufacturing jobs; or*  
*100 general warehousing jobs; or*  
*200 office jobs.*





sA

wA

A390

Southern sites



wA

sA

Southern sites



Southern sites

sB

A388

A388

sC

Southern sites





EA

sC

sD

sB

Kit Hill

Callington

Southern sites



sD

Southern sites



wA

Western sites



wC

Western sites



EA

EB

EC

Eastern sites



EA

A390

Eastern sites



NA

Kelly Bray

ND

Kit Hill

Northern sites

Kit Hill

NC

Northern sites

