

Callington and Kelly Bray Neighbourhood Development Plan

Draft - June 2021





Zaggy Lane

Saint Mary's Church

Fore Street

Bowling Club

New Road

Liskard Road

Cricket Club

A369





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

Climate Emergency

On 26th February 2019, Callington Town Council resolved to declare a Climate Emergency. This follows Cornwall Council's own declaration of the same in January 2019.

These declarations recognise the need for urgent action to address the climate crisis. While the whole world needs to adapt, in Cornwall there is an opportunity to lead the way in demonstrating what is possible. The sooner there is change, the sooner it will be possible to create a Cornwall that provides a clean, prosperous and fair future for all. Whilst Cornwall Council have a leading role to play in the climate emergency, they cannot deliver these ambitious outcomes alone. They will need support from all communities, businesses, schools, public sector partners, the voluntary sector and many more.

The Town Council recognise that they have an important role to play in making change happen. The Neighbourhood Plan and Vision for Callington and Kelly Bray identify projects that will help to address the climate crisis. The creation of a healthy and sustainable place to live is a key objective of both the Plan

and the Vision and the Plan's policies seek to secure high quality design that contributes positively to addressing the climate emergency and is adaptable to future change.

Whilst it cannot do everything that will be required, the Plan is a positive response to the Climate Emergency and together with other actions and projects will help to address the climate crisis.

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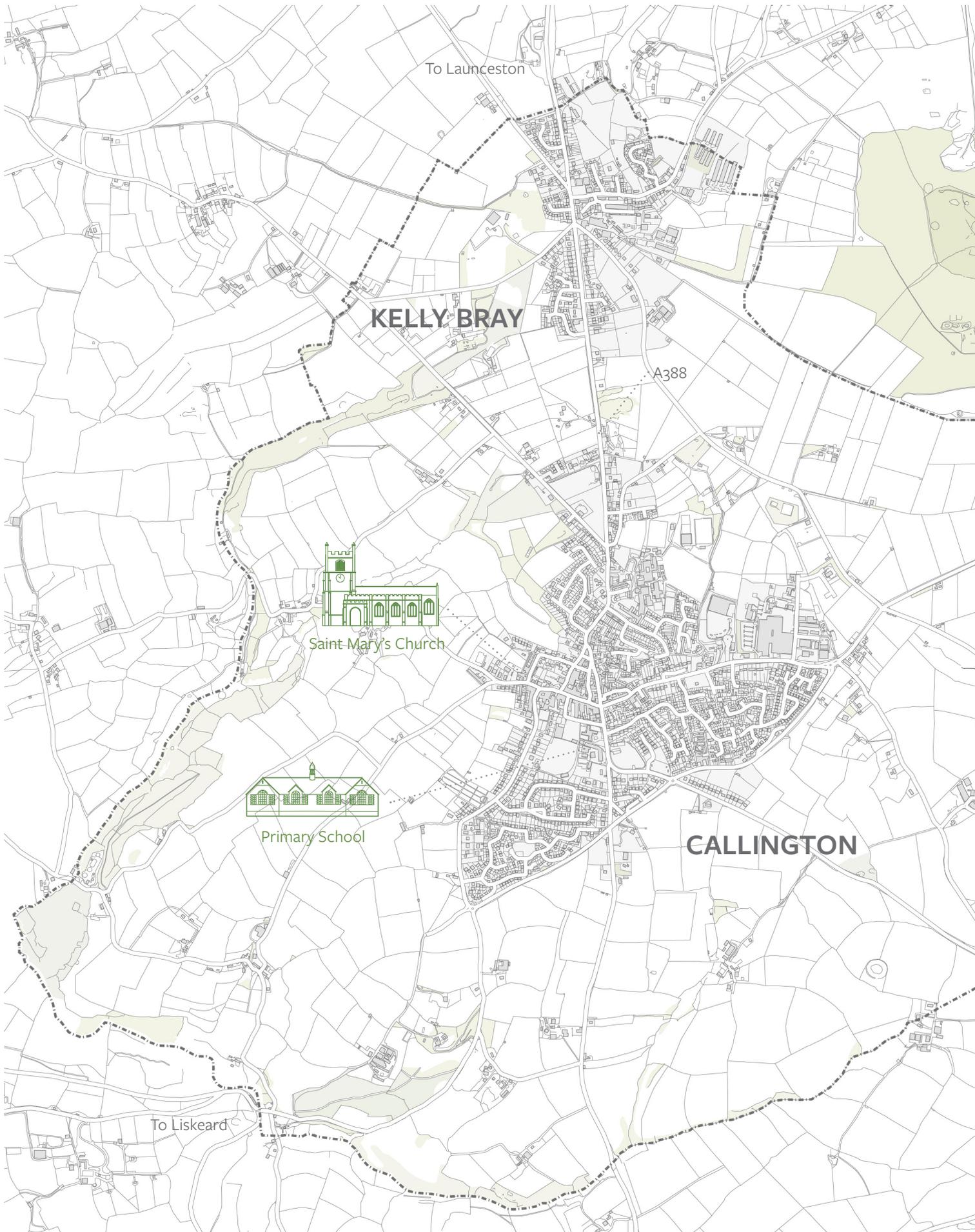
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Background

Section 1





Introduction

- 1.1 The Callington and Kelly Bray Neighbourhood Development Plan (the Plan) will guide and influence future development in the Parish for the period to 2030. It has been led by members of the community and prepared following the adoption of ‘A Vision for Callington and Kelly Bray’ (the Vision) on 25th February 2020.
- 1.2 The Town Council and Neighbourhood Plan Steering Group have been assisted in preparing the Vision and the Plan by a team of consultants led by Clifton Emery Design and LRM Planning - the team includes specialist urban designers, town planners and transport engineers.
- 1.3 The Vision was been prepared 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 the document which can be viewed here:
- 1.4 Paper copies of all of the documents referred to within the Plan can be made available by request from the Town Clerk.
- 1.5 This Plan builds on the Vision, along with national and Cornwall planning policies, to give an extra level of detail at the local level. It has been developed to ensure that future growth and development throughout the Parish is guided by the priorities and aspirations of the local community.
- 1.6 The Plan’s policies will apply to the whole parish of Callington. This is known as the Neighbourhood Area and was designated on 7th March 2016, following a formal process, including community consultation. Figure 1 opposite confirms the extent of the Neighbourhood Area.

callington-tc.gov.uk/



Designation of NP Area
Formation of NP Steering Group

2014



Town Survey

2015

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 and 2

January 2019



Housing workshop 3 and 4

18th July 2019

Presentation to Steering Group /
Town Council
Consulting on the vision

Early November 2019



December 2019 / January 2020

Public Consultation
Wider consultation
Vision recommendations

Pre-submission Consultation
(Reg 14) Complete

TBC

Consultation with Cornwall
Council (Reg 15) Commence

TBC

Cornwall Council (Reg 15)
Response

TBC

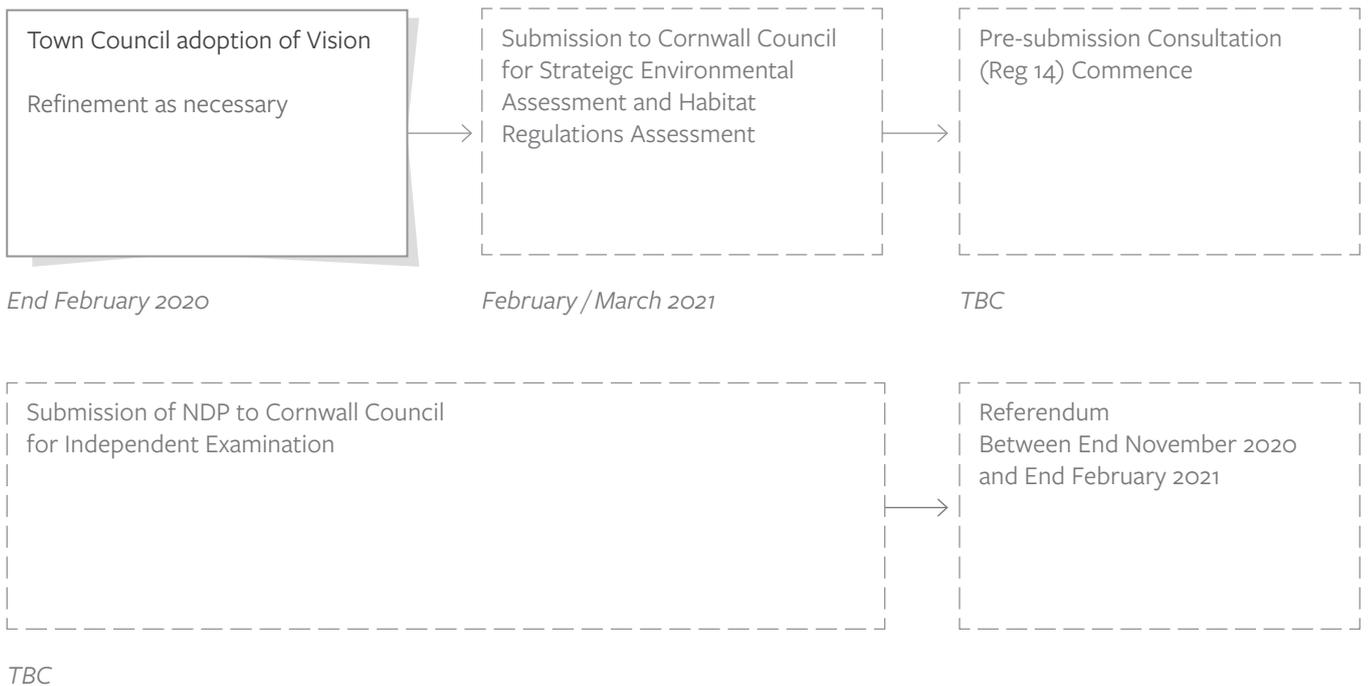
Introduction

1.7 The Plan runs in tandem with the Cornwall Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Town Council may however deem it necessary to update the Plan at an earlier date if circumstances warrant any earlier review.

1.8 The Plan is supported by a number of other documents and relevant background information. These supporting documents can be accessed here:

callington-tc.gov.uk/

1.9 A glossary and abbreviations section is included at the back of this document for reference.





Introduction

What is a Neighbourhood Plan?

- 1.10 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.
- 1.11 The term 'Development plan' has a very important and specific meaning and the glossary to the National Planning Policy Framework (NPPF) states that the term "includes adopted Local Plans and neighbourhood plans" amongst other documents. Any planning application made in Callington and Kelly Bray will be determined with reference to both the Cornwall Local Plan and the Plan, once this has been completed and adopted.
- 1.12 The planning policies for the Plan will sit alongside those set out within Cornwall 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 area.
- 1.13 As part of the process to develop the Plan, existing planning policies have been 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.

Status of the Neighbourhood Plan

- 1.14 A neighbourhood plan is concerned with matters related to future development in the area. The Plan's objectives and policies are not intended to prevent development taking place. It is a tool that will help to ensure that development considers and supports the adopted vision for the area.
- 1.15 Once finalised, and agreed by the community through a referendum, the Plan will form part of the statutory planning policy framework for the area. The policies will have equal standing with those in the Local Plan and will be given full consideration by decision makers.

Relationship to the Vision for Callington and Kelly Bray

- 1.16 The Vision was 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. The Vision provides a firm foundation and its objectives are transferred through to the Plan.
- 1.17 The primary purpose of the Plan is to set a planning policy framework to guide decisions on planning applications. Some of the policies relate to the whole plan area, some will relate to matters of detail or be specific to a particular site.



Introduction

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

Supporting Documentation

1.19 The Plan is supported by a variety of other further documents and information, which are often referred to in this document.

1.20 The following documents are to be submitted alongside the Plan:

- Basic Conditions Statement – providing an explanation of how the Plan meets the minimum legal requirements as set out paragraph 8 of Schedule 4B of the Town and Country Planning Act (1990) in relation to planning, the historic environment, EU obligations and sustainable development; and
- Consultation Statement – details the people and bodies consulted, the methods of consultation used during the preparation of this Plan, the main issues arising and how these issues have been considered and addressed within the document.

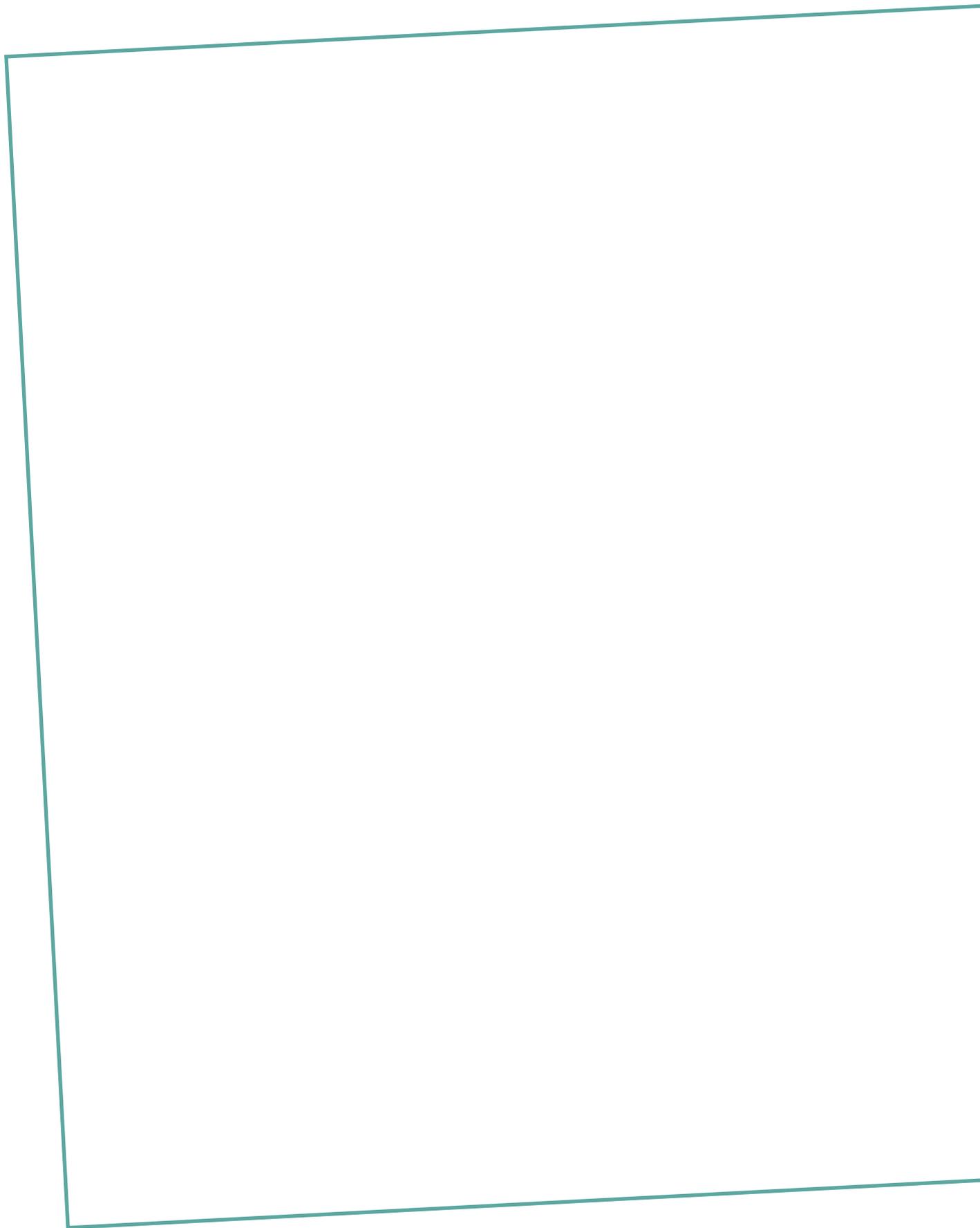
1.21 These documents and the evidence base are available to view here:

callington-tc.gov.uk/

Structure of the Neighbourhood Plan

1.22 The remainder of this document is structured as follows:

- Section 2 introduces the consideration of environmental, social and economic issues through a light touch Sustainability Checklist;
- Section 3 provides a summary of the process to prepare the Plan, along with an overview of next steps;
- Section 4 provides a brief introduction to the community engagement that has been carried out and summarises the main issues identified by that process;
- Section 5 sets out the vision and objectives;
- Section 6 provides an overview of the existing planning policy context to the Plan;
- Section 7 provides Housing Statement confirming the requirements to 2030;
- Section 8 sets out the Plan policies;
- Section 9 confirms how the Plan will be monitored and reviewed; and
- Section 10 provides a glossary and list of abbreviations.



Sustainability Appraisal

Section 2





Sustainability Appraisal

2.1 To ensure that the Plan considers environmental, social and economic issues, a light touch Sustainability Checklist has been completed. The Checklist considered the Vision, Objectives and Policies against 18 key sustainability objectives, these being:

Climatic Factors	Design
Waste	Social Inclusion
Minerals and Geo-Diversity	Crime and Anti-Social Behaviour
Soil	Housing
Air	Health, Sport and Recreation
Water	Economic Development
Biodiversity	Education and Skills
Landscape	Transport and Accessibility
Historic Environment	Energy

2.2 The Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for the area. The document can be found alongside other supporting information here:

callington-tc.gov.uk/



Preparing the Neighbourhood Plan

Section 3

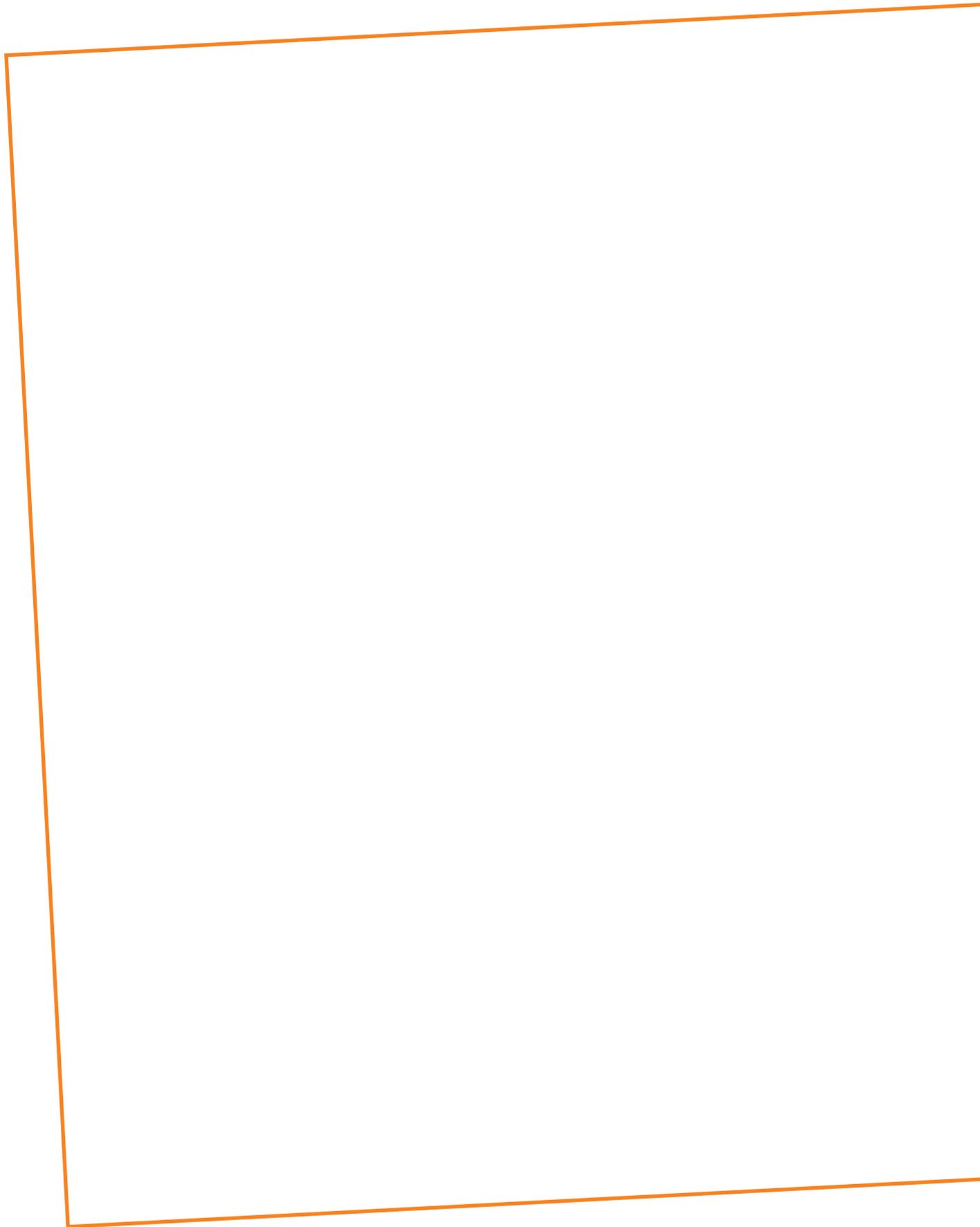
Preparing the Neighbourhood Plan

What has happened so far?

- 3.1 The preparation of the Plan has been led by the Town Council's Neighbourhood Plan Steering Group. This group comprises Town Council representatives and members of the local community.
- 3.2 The preparation has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the last 6 years. These have included:
- A parish wide residents survey;
 - Public exhibitions and consultation events held in the Town Hall;
 - Steering Group workshops;
 - A business survey;
 - Transport, housing and employment sub-groups; and
 - Meetings with stakeholders.
- 3.3 All the consultations have been summarised in a Consultation Statement, which can be viewed here: callington-tc.gov.uk/
- 3.4 The outcomes of the various consultations have highlighted the key priorities for local people. These are outlined in Section 4.

What happens next?

- 3.5 Following this consultation, the Plan will be revised in response to feedback and then submitted to Cornwall Council for their consideration. It will be consulted on by Cornwall Council and sent to an independent examiner (mutually agreed by Cornwall Council and the Town Council) who check the Plan to ensure it conforms with legislation, policies, designations and any other relevant documents.
- 3.6 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 a 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.
- 3.7 Once adopted, the policies contained within the Plan will have to be taken into consideration when Cornwall Council determine future planning applications.
- 3.8 It should be noted that Regulations linked to the Coronavirus Act 2020 mean that no elections or referendums can take place until 6th May 2021. This includes neighbourhood plan referendums. These provisions will be kept under review and may be amended or revoked in response to changing circumstances.



Understanding Callington and Kelly Bray

Section 4



Understanding Callington and Kelly Bray

4.1 This section of the document provides an overview of the work carried out when preparing the Vision to understand the Callington and Kelly Bray area. It also outlines the results of the extensive public consultation for the Vision – what local people think.

Background

4.2 The Vision was 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.

4.3 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.

4.4 The Vision process was 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.

4.5 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.

Consultation Overview

4.6 The above activities have ensured that the Vision was developed out of a good understanding of what the people of Callington and Kelly Bray think about the area.

4.7 Extensive consultation included: 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.

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

Understanding Callington and Kelly Bray

Key Issues Raised

- 4.8 Many issues have been raised which provides a fantastic source of understanding. Some of the key themes are summarised below – identifying different ways to address them forms the basis of the Vision and Vision Framework.
- 4.9 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

- 4.10 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

- 4.11 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

- 4.12 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, cafés, restaurants?

A stronger community...



Better health facilities



Improve school facilities



Strain on existing services



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

Understanding Callington and Kelly Bray

A Stronger Community

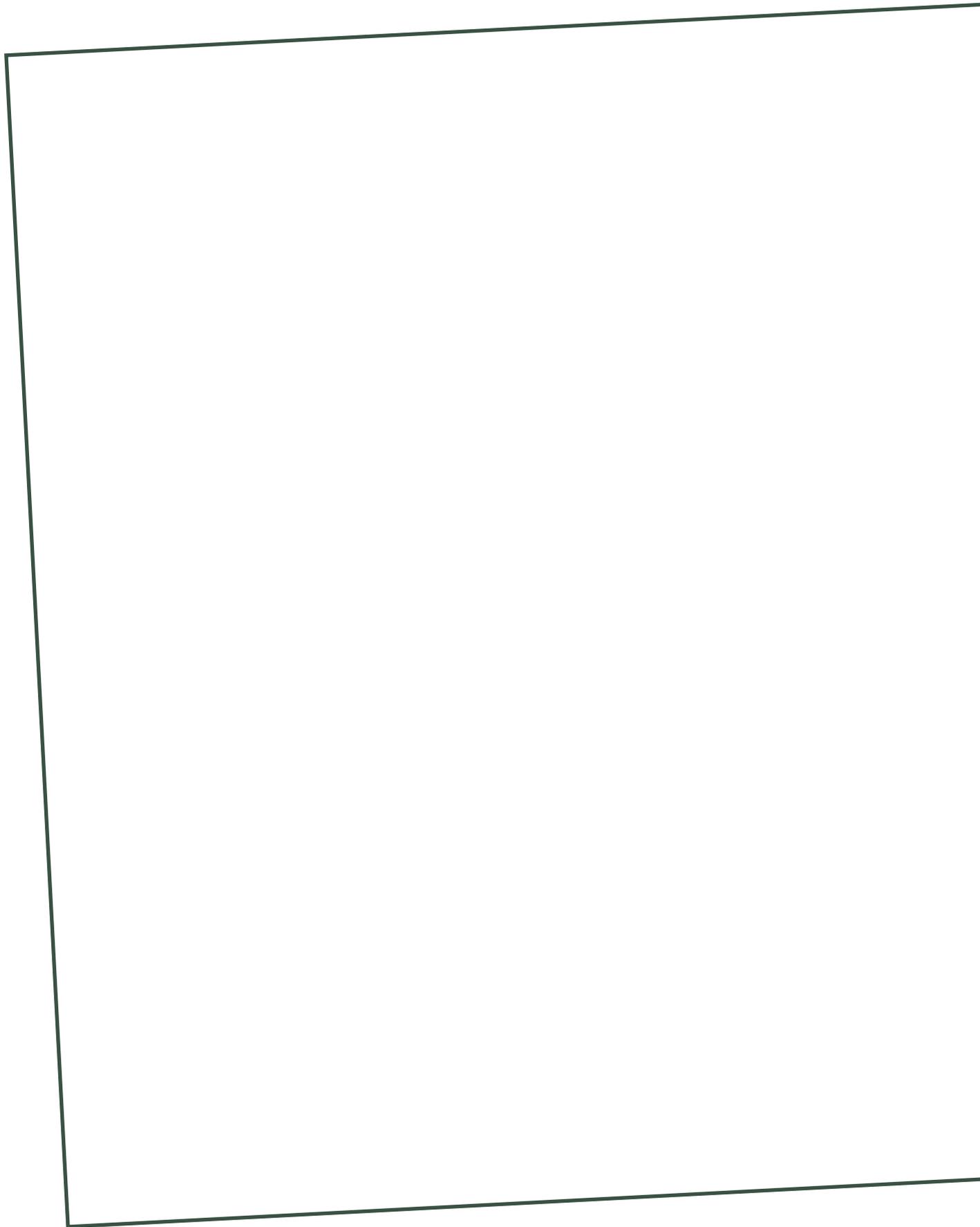
4.13 The strength of the local community provides a sense of pride for people. There are concerns that in spite of this local community facilities need to be improved. Important issues raised include: What is the future of the local schools? How can better health facilities be created? Are there good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

Quality Homes for Everyone

4.14 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

4.15 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?



The Vision and Objectives

Section 5

Clean air



Free of noise and air pollution

Tackling the climate emergency

Local food growing



Sustainable lifestyle



Mining Heritage



Locally distinctive - part of Cornwall



Support existing and new businesses



Great places to live



The Vision and Objectives

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

Introducing the Vision for Callington and Kelly Bray

- 5.1 The Vision for Callington and Kelly Bray was adopted by Callington Town Council on 25th February 2020. It is an initiative that has been developed by Callington Town Council in close liaison with the residents and surrounding area.
- 5.2 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 Plan.
- 5.3 The Vision 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.
- 5.4 It 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.

Related Initiatives

- 5.5 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

- 5.6 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

- 5.7 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

- 5.8 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.

Great community facilities



Care for people of all ages



Civic pride



Make the most of development opportunities

An attractive place to visit



Greening the Town Centre

The Vision and Objectives

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

Key Indicators

- 5.9 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.
- 5.10 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.
- 5.11 When promoting and reviewing all proposals for change it is important that they demonstrate an improvement in quality and have widespread beneficial impacts. This will help to ensure that the change can be transformational. The key indicators are identified below.

Civic Pride and Quality

- 5.12 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

- 5.13 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

- 5.14 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.



A healthy and sustainable place to live...



Quality homes for everyone...



Local job opportunities...



A stronger community...



A beautiful town centre...



Green transport...



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

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; cafés; 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.



Objectives

5.16 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...

Green transport...

A stronger community...

5.17 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, cafés, restaurants, pubs, bars and workplaces. Somewhere that people seek out.

5.18 Green transport that is a safe and attractive 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.

5.19 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...

5.20 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.



Local job opportunities...

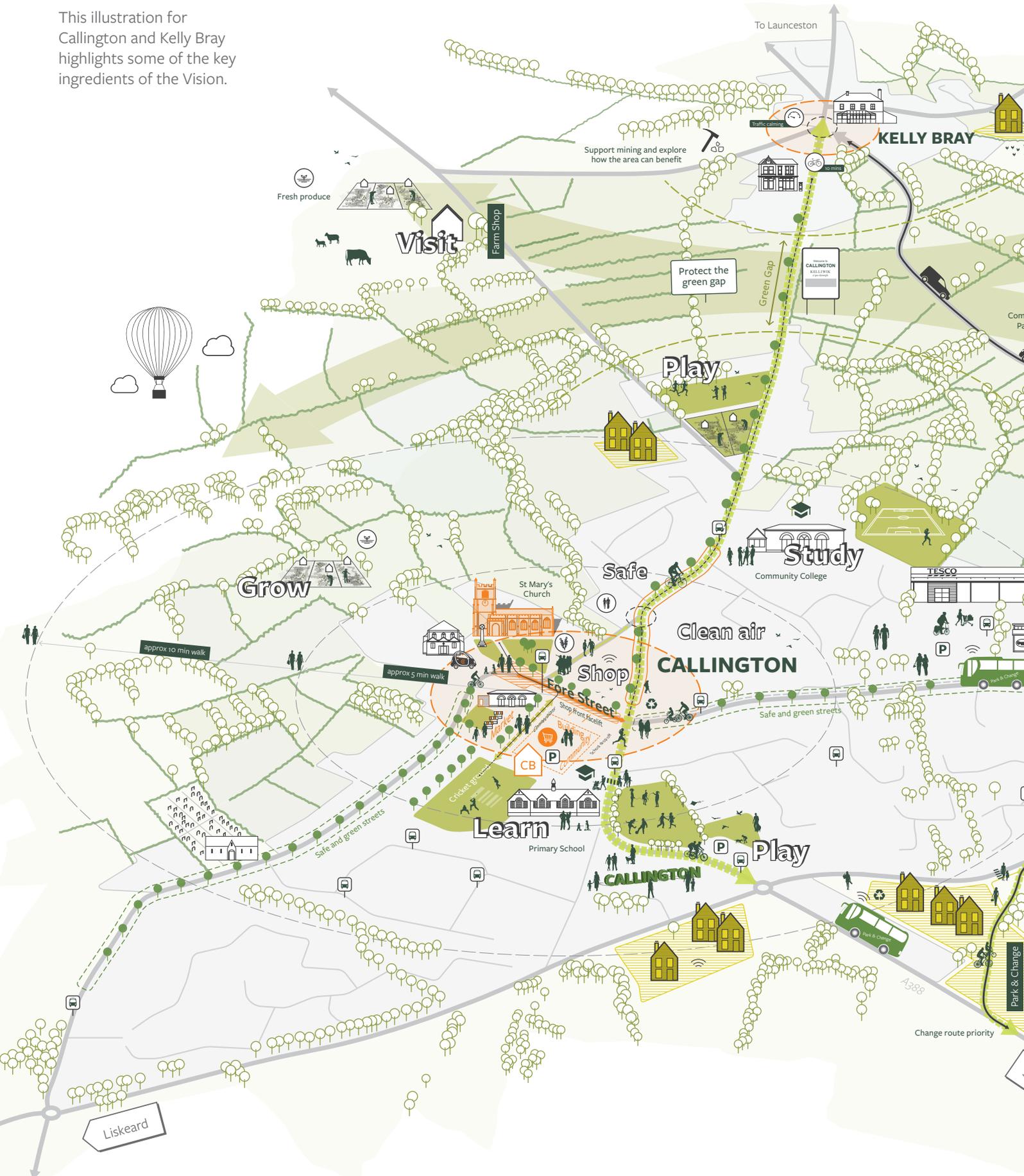
5.21 Local job opportunities supporting existing and new businesses in order to strengthen the local economy and provide local employment choices for local people. Identifying sites and buildings for new and expanding businesses, ensuring that the best and fastest IT and communication infrastructure 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.



A healthy and sustainable place to live...

5.22 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.

This illustration for Callington and Kelly Bray highlights some of the key ingredients of the Vision.



The Vision Framework



5.23 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.

5.24 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.

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

5.26 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.

5.27 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.

To Launceston

KELLY BRAY

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E

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02

Protect the green gap

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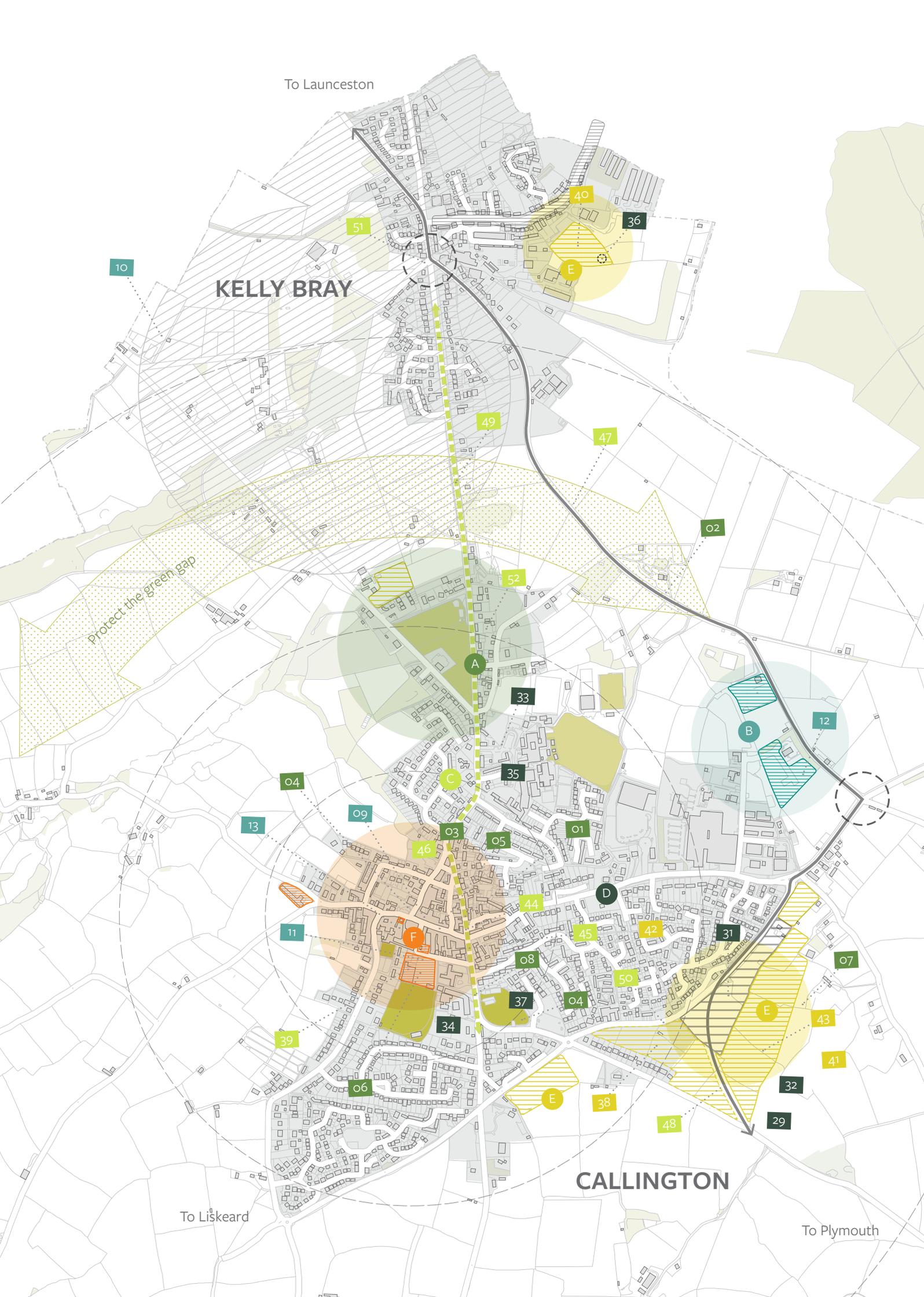
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41

To Liskeard

CALLINGTON

To Plymouth



The Projects



- 01 Cleaner, greener and safer
- 02 A new route for lorries
- 03 Improvements to A388
- 04 Enhance green space
- 05 A Forest for Callington and Kelly Bray
- 06 Callington with flowers
- 07 Building with Nature
- 08 A safe plan for pedestrians
- 09 Support existing employers
- 10 Supporting proposed mining industry
- 11 Innovation Centre for Callington
- 12 New employment sites
- 13 Supporting the 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
- 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
- 29 Pride in Kelliwik
- 30 Callington art
- 31 New health and care facilities
- 32 Eat healthy in Callington
- 33 Community events
- 34 Primary School
- 35 Secondary School
- 36 Village Hall for Kelly Bray
- 37 Saltash Road Park
- 38 Housing for Callington
- 39 Housing in the town centre
- 40 Housing for Kelly Bray
- 41 Residential design quality
- 42 Improving existing housing stock
- 43 Providing homes for all needs
- 44 Redesignation of A388 through Callington
- 45 Management of HGVs in the town centre
- 46 Mustard Seed improvements (corner of A388 junction)
- 47 Florence Road improvements
- 48 Saltash Road priority change
- 49 Cycle lane linking Kelly Bray and Callington
- 50 Safe pedestrian plan
- 51 Kelly Bray speed reduction
- 52 Town legibility plan

The Projects

A healthy and sustainable place to live...

Project 01: Cleaner, greener and safer

5.28 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

5.29 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

5.30 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

5.31 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 and opening up of the church graveyard garden; connecting the Cricket and Bowling Clubs to the town centre.

Project 05: A Forest for Callington and Kelly Bray

5.32 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

5.33 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

5.34 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

5.35 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

Local job opportunities...

identified that contribute towards a safe plan for pedestrians. Making these improvements is a high priority for people in the town.

Project 09: Support existing employers

5.36 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 10: Supporting proposed mining industry

5.37 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.

Project 11: Innovation Centre for Callington

5.38 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 12: New employment sites

5.39 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

5.40 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.



The Projects



- 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



A beautiful town centre...

Project 14: Remodelling and greening Fore Street

5.41 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

5.42 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

5.43 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; cafés; a supermarket; a transport hub; community space; school drop off and pick up; housing; and other complementary uses.

Project 17: Historic building enhancement

5.44 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

5.45 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

5.46 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. Paddons Row in Tavistock provides an interesting local Devon precedent.

The Projects

Project 20: Callington Town Market

5.47 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

5.48 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

5.49 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

5.50 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.

Project 24: Church Street

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

Project 25: New Road kiosks

5.52 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

5.53 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

5.54 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

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



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



The Projects

A stronger community...

Project 29: Pride in Kelliwik

5.56 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

5.57 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. The mural trail is currently being refurbished, with new murals been added on an on-going basis.



Recent artwork added to the Callington mural trail

Project 31: New health and care facilities

5.58 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

5.59 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.

Project 33: Community events

5.60 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 34: Primary School

5.61 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 35: Secondary School

5.62 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

5.63 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 37: Saltash Road Park

5.64 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.



The Projects

Quality homes for everyone...

Project 38: Housing for Callington

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

Project 39: Housing in the town centre

5.66 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

5.67 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.

Project 41: Residential design quality

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

Project 42: Improving existing housing stock

5.69 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

5.70 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.



Project 44: Redesignation of A388 through Callington

5.71 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

5.72 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

5.73 The narrowing at the corner of A388 with the junction to Church Street and Mustard Seed needs particular priority in order to make it cleaner, greener and safer for people in the town.

Project 47: Florence Road improvements

5.74 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

5.75 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.

Project 49: Cycle lane linking Kelly Bray and Callington

5.76 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

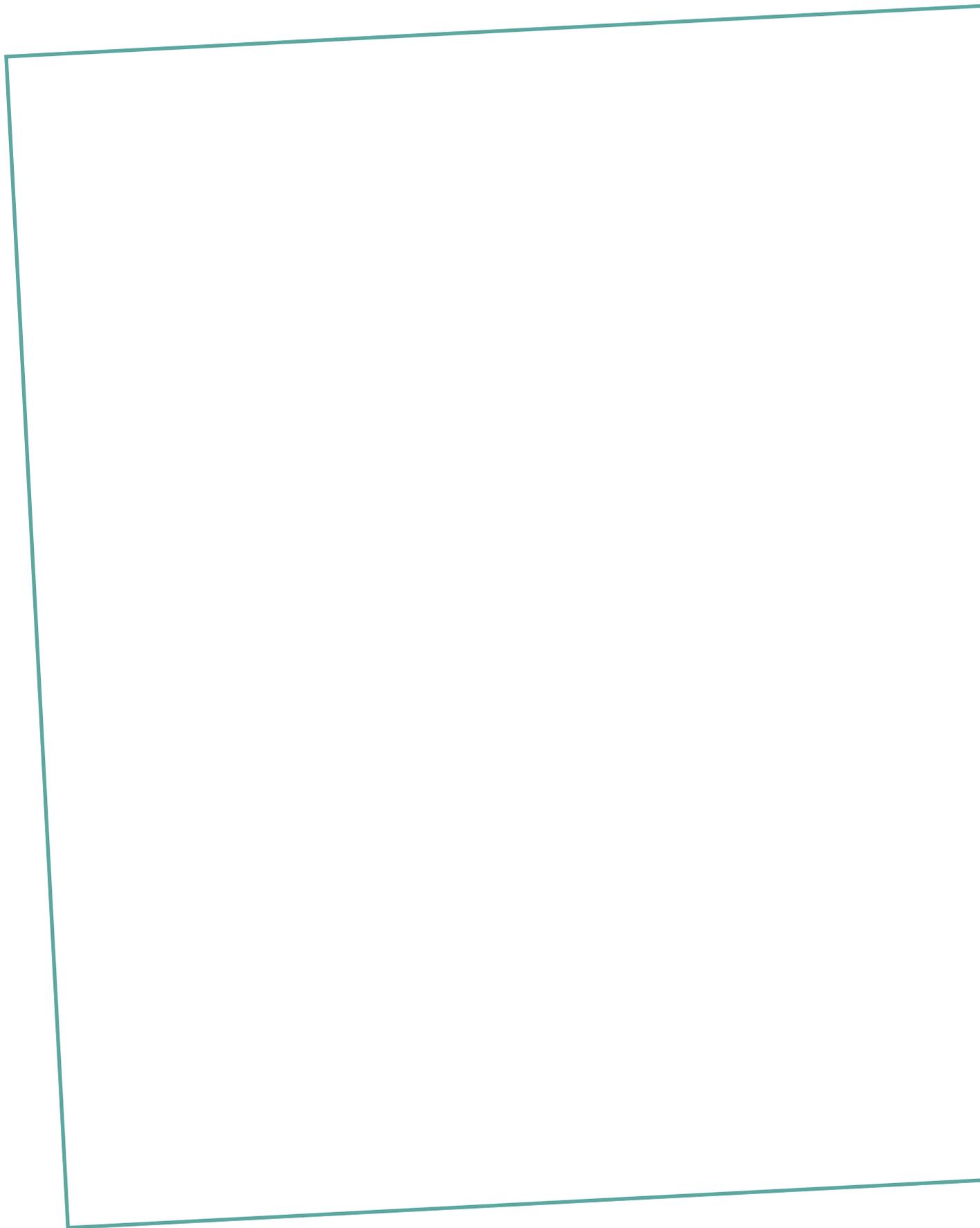
5.77 Identifying a programme of improvement to ensure that the experience for pedestrians in the area is cleaner, greener and safer. This would include designating clear and safe routes to school and resolving identified safety issues in the area. Improvements would include for example: improvements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

5.78 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.

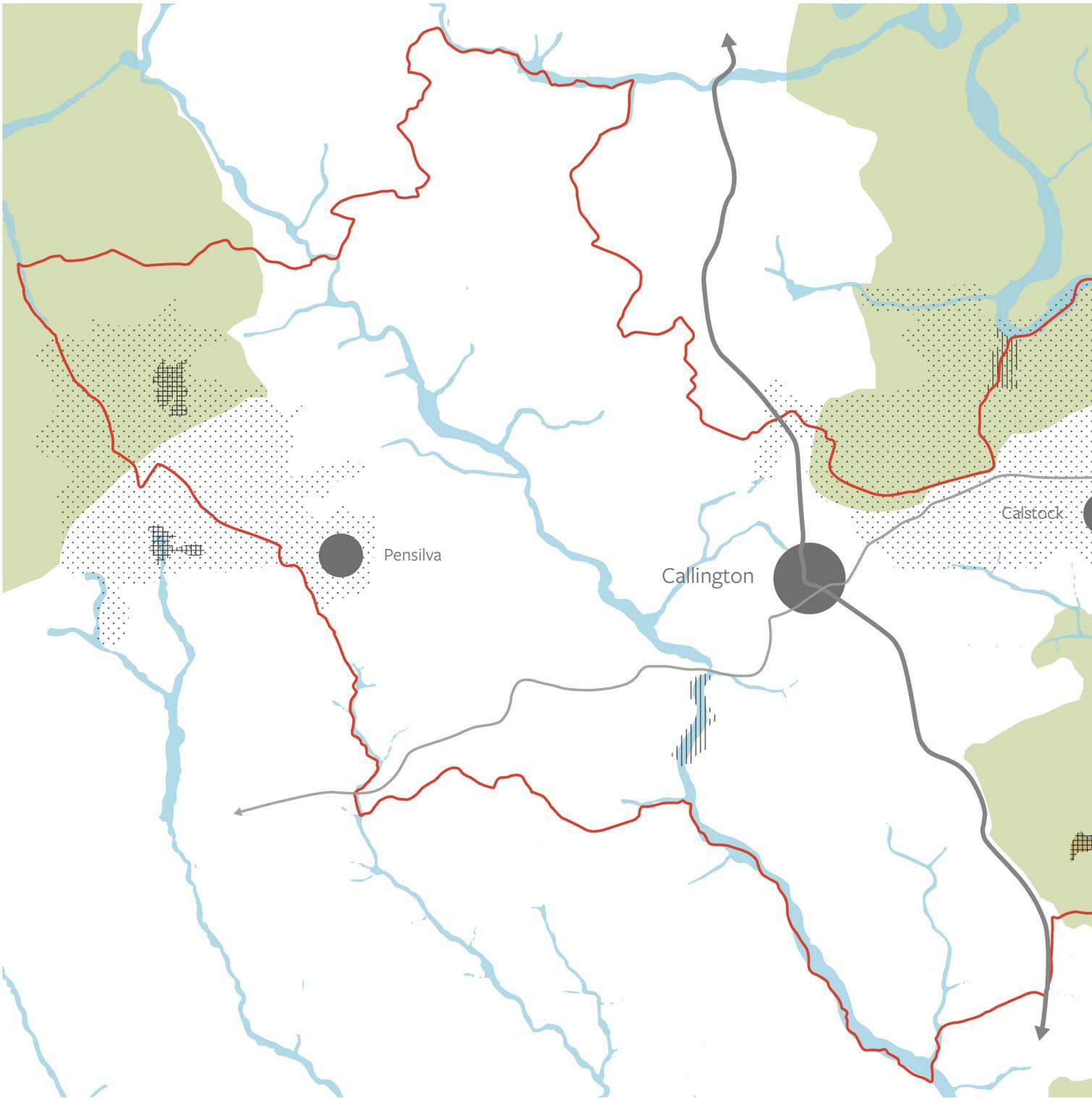
Project 52: Town legibility plan

5.79 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.

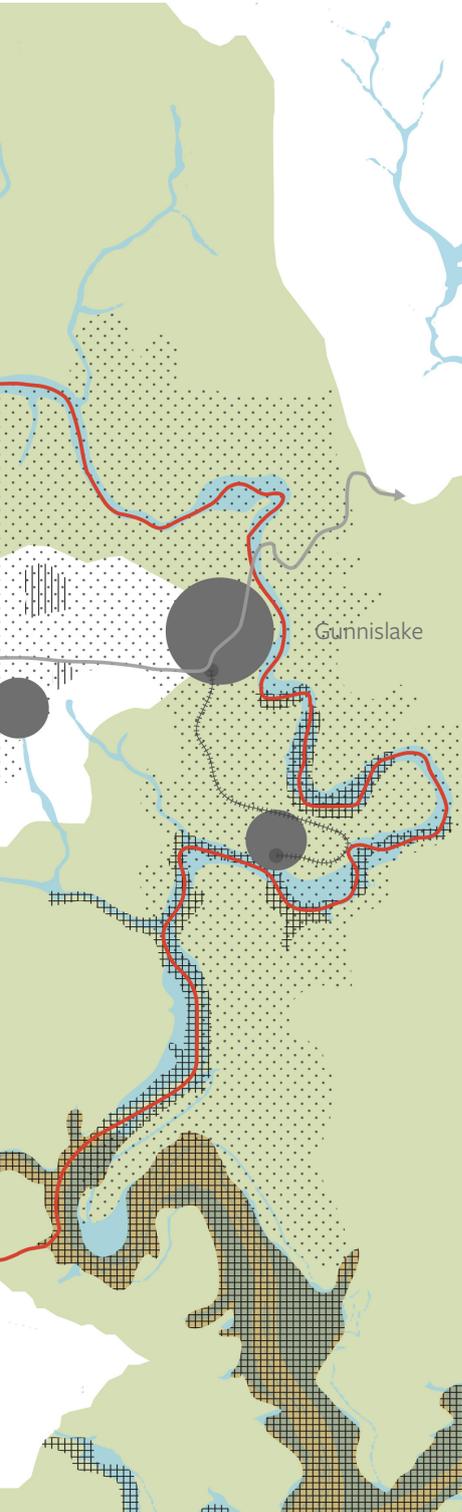


Planning Policy Context

Section 6



Planning Policy Context



6.1 This section provides an overview of the existing planning policy context for the Callington and Kelly Bray Area.

Background

6.2 The planning policies for the Plan are set out in Section 8. These will sit alongside those set out in the Cornwall Local Plan. Together, these policies will have equal standing and form the development plan for the area.

6.3 Because the policies of the plans are to be read alongside one another, it is not necessary for the Plan to repeat the policies that are already part of the Cornwall Local Plan. The Plan includes policies that respond to the issues in the area with the aim of supporting the achievement of the Vision and Objectives.

6.4 As part of the process to develop the Plan, Cornwall Local Plan policies have been reviewed to determine whether they will already adequately 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 has not been included in the Plan.

- World Heritage Site
- AONB
- SPA
- ▨ SAC
- ▨ SSSI
- Flood Zone 2, 3a and 3b

Planning Policy Context

Cornwall Local Plan Strategic Policies

6.5 The Cornwall Local Plan was adopted in November 2016. It provides a strategic planning policy framework for the whole of Cornwall until 2030, setting out the planning approach and policies for the County.

6.6 The Local Plan is intended to help deliver the vision and objectives of 'Future Cornwall'. The underlying principles of the strategy seek to manage future development to ensure all communities in Cornwall have an appropriate balance of jobs, services, facilities and homes.

6.7 The Local Plan's policies set out how Cornwall Council will consider planning applications, set targets for growth and the broad distribution of development that reflects identified needs. They are also intended to provide sufficient flexibility to respond to opportunities and changing priorities. They give scope for communities to manage the delivery of the Local Plan locally, through the preparation of neighbourhood plans.

6.8 The Local Plan sets targets for the delivery of new housing to 2030. These targets are derived from Cornwall's demographic need and the consideration of a range of factors, including what are termed 'market signals', economic growth projections and the needs of particular groups and the delivery of affordable homes.

6.9 A proportion of the overall target is allocated to each of the Community Network Areas. The Caradon Community Network Area, which

includes Callington and Kelly Bray has a target of 1,000 new homes between 2010 and 2030, with 480 of these dwellings to be allocated specifically to the Callington area. Some of these homes have already been built since 2010. A number of houses have also already been granted planning permission but have not been built yet.

6.10 The remaining requirement for growth to 2030 is set out in the Housing Statement in Section 7 of the Neighbourhood Plan. This confirms the residual level of growth that will need to be provided by allocations in either a Cornwall Council site allocations document or a neighbourhood plan.

Community Network Areas

6.11 The Local Plan breaks Cornwall down into Community Network Areas. These have been established to act as a local focus for debate and engagement. They provide the basis for the place-based elements of the planning policy framework.

6.12 Callington and Kelly Bray sit within the Caradon Community Network Area, which also covers the parishes of Calstock, Linkinhorne, Pillaton, South Hill, St Dominick, St Ive and St Mellion.

6.13 The Development Strategy for the Network Area is as follows (note that this was published in 2016 so the population figure may have changed):

A comprehensive and coordinated approach will be pursued to the planning and development of the network area. The approach, promoted through local consultation and parish plans identify a need for development to regenerate Callington, promote more sustainable transport choices, increase employment prospects, capture tourism benefits and provide a high proportion of affordable housing.

Callington, with a population of 5,600 is the key settlement within this area, and acts as the local service centre to the smaller settlements surrounding it. Larger villages in the area include Calstock, Gunnislake, Pensilva and St Ann’s Chapel and a network of smaller villages and hamlets. There is a need identified for regeneration of the town centre of Callington and enhancement of employment opportunities and service provision.

6.14 The following objectives are identified for the area:

Objective 1 Regeneration	Enable the regeneration of Callington town centre.
Objective 2 Affordable Housing	Enable the provision of affordable housing.
Objective 3 Jobs and Service	Enhance employment opportunities and services (including public services), considering the influence of Plymouth.
Objective 4 Tourism	Promote the Cornwall and West Devon Mining World Heritage Site as a tourist destination.
Objective 5 Infrastructure	Deliver the infrastructure needed for the growth of the area.

6.15 As the main settlement with reasonable employment and transport provision in the Network Area, Callington will be required to accommodate the majority of the identified housing requirements.

Implications for the Neighbourhood Plan

6.16 The existing planning policy framework as outlined above has a number of implications for the Plan.

- It sets a requirement for housing growth in the area. This is fixed and any subsequent plan including a neighbourhood plan cannot propose a lower level of growth.
- It provides an opportunity for decisions on where growth should take place to be taken in a neighbourhood plan.
- The Local Plan is clear that if a neighbourhood plan does not identify sites for growth, then this is something that will be carried out by Cornwall Council.
- The Local Plan provides an overarching development strategy and set of objectives to guide a neighbourhood plan.
- The Local Plan provides a set of planning policies against which planning applications can be assessed – it is not therefore necessary for a neighbourhood plan to repeat these.

6.17 Section 8 sets out the Plan’s planning policies.



Housing Statement

Section 7



Housing Statement

Housing Requirement for Callington and Kelly Bray

- 7.1 Cornwall Local Plan: Strategic Policies apportion 1,100 dwellings to be delivered in the eight parishes that make up the Caradon Community Network Area (CNA) between 2010 and 2030. There is a specific apportionment of 480 dwellings for the parish of Callington over the same period.
- 7.2 Figures supplied by Cornwall Council are presented in the table below. These indicate that previous completions and existing permissions total 503 dwellings. It is noted that this figure includes a 10% reduction on total commitments to allow a proportion of these to lapse. The Council also anticipate that a further 40 dwellings are likely to come forward between 2026 and 2030 as what they describe as ‘windfalls’.

and Kelly Bray and are intended to ensure that future growth and development throughout the Parish is guided by the priorities and aspirations of the local community as set out in the Vision.

- 7.6 Importantly the Vision sets out a framework for change and 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. The Vision recognises that future development in the right locations is crucial to the delivery of the identified objectives.

	Local Plan Housing Target (April 2010-April 2030)	Commitments (-10%) (April 2020)	Completions (April 2010-April 2020)	Windfall on sites of less than 10 homes 2024 - 2030	Residual Local Plan Target (April 2020-2030) (a-(b+c))
Callington & Kelly Bray	480	331	172	40	-63

- 7.3 The information above indicates that the Plan does not need to allocate further sites for housing to be in accordance with the strategic requirements of the Local Plan to 2030.

Delivering housing in the future

- 7.4 Notwithstanding the above, the Plan proposes to allocate sites for approximately 215 dwellings.
- 7.5 The proposed allocations will support the delivery of the Vision for Callington



Housing Statement

7.7 The reasons for the level of development proposed by the Plan can be summarised as follows:

Community Led Planning – a key reason for the Vision and Neighbourhood Plan is to ensure that the community set out how and where future development should take place, rather than developers or other parties. The proposed allocations reflect the Vision and as such reflect the community's priorities and aspirations for the future.

Meeting Affordable Housing Need – as of March 2021 there is a need for 123 affordable homes in the Parish of Callington. Existing commitments are expected to provide 65 affordable homes between 2010 and 2030 leaving a shortfall of some 58 homes when compared to the existing need alone. With a policy requirement that 30% of new homes are affordable a further 193 new homes will be required if the existing need for affordable homes is to be met.

Care Home Delivery – it is recognised that of the existing commitments 74 dwellings (approximately 22% of dwellings with planning permission) would be provided as part of care homes developments. Whilst the importance of the delivery of this form of housing provision is appreciated, it is also important that future development delivers a broad range of types of housing for all sectors of the community. The additional homes proposed are intended to deliver a range of market, affordable and self/custom build homes and will support the provision the widest possible range of housing.

Delivery of Infrastructure Improvements – the proposed allocations will either directly (or indirectly through planning obligations and Community Infrastructure Levy) support the delivery of important infrastructure improvements including highway improvements for Station Road, a pedestrian, cycle and vehicle link between A388 and A390 suitable to accommodate commercial vehicles and prioritise the route towards Florence Road along Southern Road and discourage the movement of traffic through the town centre.

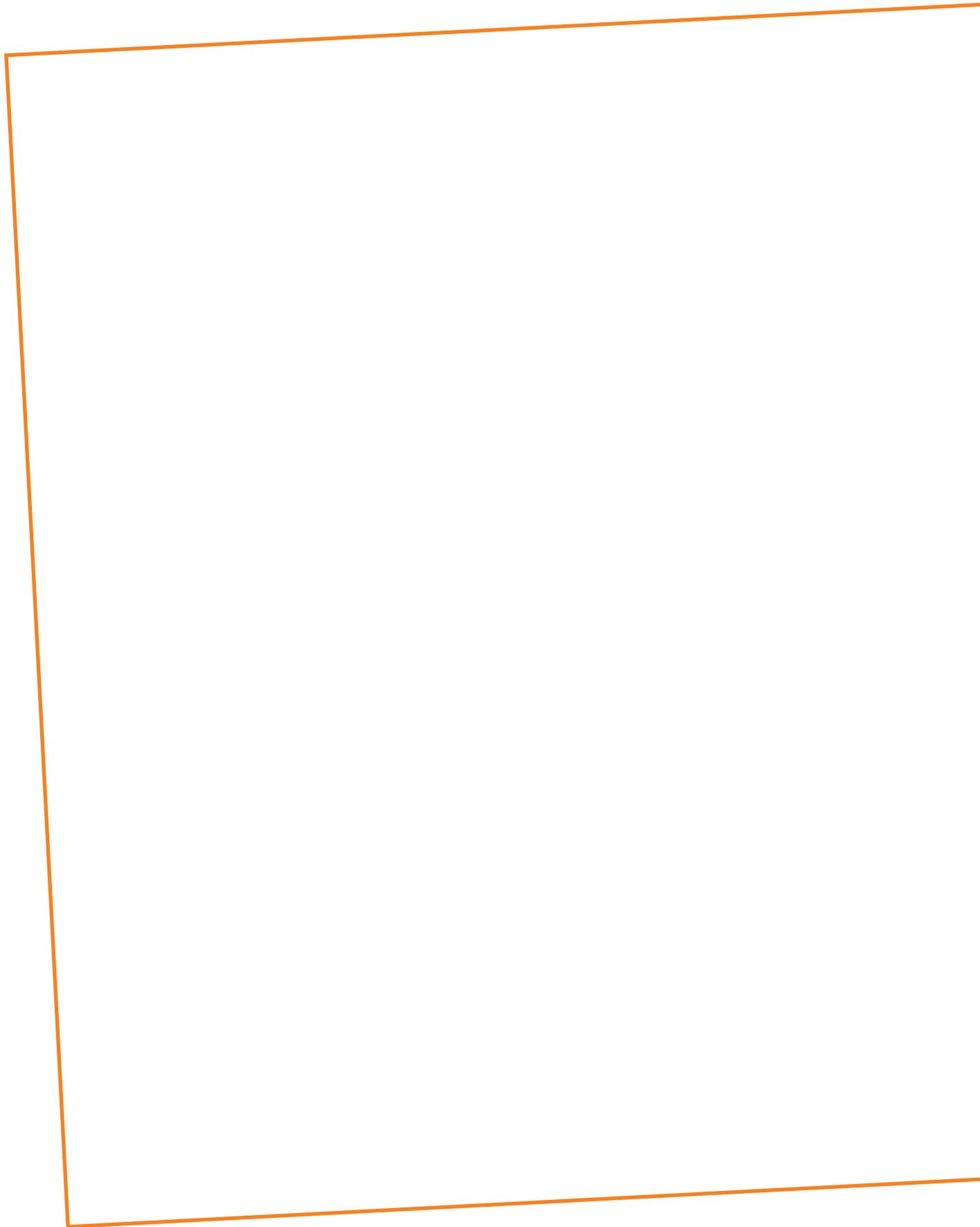
Delivery of Community Facilities – the proposed allocations will either directly (or indirectly through planning obligations and Community Infrastructure Levy) support the delivery of important community facilities including a village hall for Kelly Bray and green infrastructure providing opportunities for informal recreation and local food production

Self and Custom Build – the proposed allocations include specific requirements for the provision of self and custom build dwellings and will support the delivery of larger numbers of these types of homes.

Additional Flexibility – whilst planning permission has been granted for development in the Parish it is appreciated that external factors may mean that the permission may not be implemented. The proposed allocations can provide additional flexibility to ensure that the housing need is met in the event that development that already benefits from planning permission does not come forward as expected.

Future Proofing the Neighbourhood Plan – the Cornwall Local Plan currently runs to 2030. Based on the current level of housing apportionment the allocation of a further 215 dwellings will ensure that housing need well beyond the Local Plan period can be met in locations identified at a local level through the preparation of the Vision.

7.8 The reasons for the level of development proposed by the Plan can be summarised as follows:



The Policies

Section 8

The Policies

- 8.1 This section sets out the planning policies that will help with meeting the Objectives and achieving the Vision for Callington and Kelly Bray.
- 8.2 The policies include allocations for housing and employment uses, along with those that are intended to guide new development and encourage other important improvements. The Table opposite provides an overview of how each policy contributes to the Vision's Objectives.
- 8.3 Justification for each policy is provided, along with an overview of how each is considered to be in conformity with Cornwall Council's planning policies and the National Planning Policy Framework (NPPF). How each policy can make a difference to the area and contribute to the delivery of the vision is also explained.

The table opposite shows the Policy Contribution to the Vision Objectives

Policy Reference	Beautiful Town Centre	Green Transport	Stronger Community	Quality Homes for Everyone	Local Job Opportunities	Healthy and Sustainable Places to Live
Policy 1 Better Design						
Policy 2 Self and Custom Build Homes						
Policy 3 Preventing Coalescence						
Policy 4 Transport Enhancements						
Policy 5 Town Centre Enhancements						
Policy 6 Safeguard Employment Sites						
Policy 7 Innovation Centre						
Policy 8 Homes Based Enterprise						
Policy 9 Land West of Florence Road, Callington						
Policy 10 Land South of Station Road, Kelly Bray						
Policy 11 Land North of Saltash Road, Callington						

Policy 1

Better Design

POLICY

New development in Callington and Kelly Bray should be designed to the highest quality and of an appropriate density for the area. This is particularly important for proposals of a significant scale or importance because of their civic prominence or role in the locality – these should be given particular scrutiny.

This Neighbourhood Plan establishes a new benchmark for quality and as such represents the importance placed on design by the people of the area identified by the community in the preparation of the Plan.

High quality design for the area must: contribute positively to overcoming the Climate Emergency; have very good sustainability credentials; be flexible and adaptable - future proofed; reflect, preserve and enhance the local landscape and build character that sets the area apart from other areas; and be well-considered and composed, of its time and locally distinctive to Callington and Kelly Bray.

Quality design should be applied to all forms of development: new buildings; the conversion and extension of existing buildings; public realm schemes; and transport and other infrastructure projects.

Justification and conformity with Cornwall Local Plan and National Policy

Good design is important to local people. It is important that any new development reflects the local landscape and character and is distinctive to both Callington and Kelly Bray.

Policy 1 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Quality homes for everyone
- Health and sustainable place to live

The Vision for Callington and Kelly Bray identifies the following projects that will be supported by Policy 1:

- Project 01 ‘Cleaner, greener and safer’
- Project 07 ‘Building with Nature’
- Project 41 ‘Residential design quality’
- Project 43 ‘Providing homes for all needs’

Cornwall Local Plan Policy 12 ‘Design’ provides guidance on design expectations across Cornwall. NDP Policy 1 builds on this to include the design related issues that are particularly important to local people.

Section 12 of the NPPF ‘Achieving well-designed places’ confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

The NPPF also advises that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities and that being clear about design expectations, and how these will be tested, is essential for achieving this.

In accordance with the NPPF, Policy 1 sets out a clear design vision and expectations for applicants that reflects local aspirations.

Policy 1 also reflects the NPPF by recognising the importance of design which promotes high levels of sustainability.

How will the policy make a difference?

Design is the subject of the first policy of this plan to reflect the importance of securing the highest quality of design in delivering all aspects of Callington and Kelly Bray’s Vision - a beautiful town centre; green transport; a stronger community; quality homes; local jobs; and a healthy and sustainable place to live.

As in many other settlements across the UK, for decades the design of development in the area has been poor or at best mediocre. This has had the effect of undermining the unique character and sense of place of the local community. Too much modern development might have been designed for anywhere.

This policy aims to reflect the spirit and goals of the National Planning Policy Framework on design – paragraphs 124-132, Policy 12 Design, of the Cornwall Plan and the Cornwall Design Guide applied to the Callington and Kelly Bray area.

Good practice design principles are set out elsewhere and do not need to be repeated here. The National Design Guide (2019) sets out the characteristics of well-designed places and demonstrates what good design means in practice. Building for Life 12 provides a checklist for large scale housing developments setting out key principles for good design and place making.

Good design is set out in the National Design Guide under the following 10 characteristics:

- context
- identity
- built form
- movement
- nature
- public spaces
- uses
- homes and buildings
- resources
- lifespan

The National Design Guide can be used by all those involved in shaping places including in plan-making and decision making.

With these documents (and others that may be produced in the future), providing guidance on general good practice, the following tools should be employed locally to ensure that the design of new development in Callington and Kelly Bray is genuinely of quality and suitably reflects the Vision.

Pre application advice

Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. This will be encouraged to ensure that proposals are in keeping with the Vision.

Community engagement

To ensure that all new development fits well and enhances the existing character of the area and contributes to creating a better place. Development should be designed to foster a sense of community and encourage interaction between residents. This will be encouraged to ensure that proposals are in keeping with the Vision.

Building for Life Assessments

These are of most benefit if used as early as possible in the evolution of schemes and are particularly important for significant projects such as large-scale housing and mixed-use developments. This will be encouraged to ensure that proposals are in keeping with the Vision.

Design and Access Statements

Applicants should set out clearly in the Design and Access Statements that accompany their planning applications how their proposals respond to the Vision and key objectives of this Plan. In particular they should explain how proposals have been designed for Callington and Kelly Bray and meet the challenges of the Climate Emergency.

Design Guidance

Design guidance provides an opportunity to identify key constraints, opportunities and design principles for specific allocated sites. The following tools should be used as appropriate to guide the quality of design on the sites below that have been allocated for development in this Plan:

Masterplans, framework plans, design principles, design briefs and/or design codes.

Design guidance should be prepared by the local planning authority or in partnership with the local planning authority and their preparation should be supported by meaningful community engagement.

The sites where guidance should apply are:

- Town Centre Redevelopment Opportunity Sites; and
- Land north of Saltash Road.

Design Review

Design Review enables development proposals to be assessed by experienced design professionals who offer independent advice on design quality. This will be particularly important in relation to proposals of a significant scale or importance because of their civic prominence or role in the locality.

The Cornwall Design Review Panel is a peer group review by independent designers and development professionals administratively supported by Cornwall Council. It is a paid for service that will produce a written independent report after a workshop or meeting with the applicant. The review and report can freely be used to improve the proposal and will remain confidential until a planning application is made.

Policy 2

Self and Custom Build Homes

POLICY

On sites of 20 dwellings or more, developers will supply at least 5% of open market housing as serviced dwelling plots for sale to self or custom builders. Such plots shall be marketed for a period of at least 24 months.

Justification and conformity with Cornwall Local Plan and National Policy

Policy 2 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Quality homes for everyone
- Health and sustainable place to live

The Vision for Callington and Kelly Bray identifies the following projects that will be supported by Policy 2:

- Project 01 'Cleaner, greener and safer'
- Project 07 'Building with Nature'
- Project 41 'Residential design quality'
- Project 43 'Providing homes for all needs'

Cornwall Local Plan Policy 6 'Housing mix' confirms that new housing developments of 10 dwellings or more should include an appropriate mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities. The policy specifically identifies self-build and custom-build housing amongst the types of housing need that should be met by new development.

Policy 1 builds on this by setting a target for the provision of self/custom build plots in new development. Section 5 of the NPPF 'Delivering a sufficient supply of homes' supports the preparation of policies that seek to meet the needs of people who wish to commission or design their own homes. As noted in the NPPF (footnote 26) Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building.

They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.

How will the policy make a difference?

The Government is supporting the delivery of larger numbers of self and custom build homes. These are homes built by individuals, associations of individuals or developers working with or for those individuals. Homes that are built wholly or mainly to plans or specifications decided or offered by a developer/seller are excluded. There are a number of potential advantages for this type of housing, including:

- Greater choice of housing;
- Improved affordability;
- Diversity in design;
- Opportunities for more sustainable homes;
- Support for local builders; and
- Exemption from payment of Community Infrastructure Levy.

Local evidence suggests that there is a demand for such housing in Cornwall with approximately 900 entries on the Council self and custom build register between April 2016 and October 2019.

To support the provision of this type of homes the policy includes a requirement for 5% of plots on sites of 20 houses or more to be made available for purchase by self or custom builders.

This will form part of the market dwellings available on the site, with the percentage applied to the total number of such properties. Plots will be marketed for a period of 24 months before being returned to the landowner or developers control.

Policy 3

Preventing Coalescence

POLICY

The distinctive identities of the existing individual settlements of Callington and Kelly Bray should be maintained and development proposals should avoid coalescence between the settlements.

Proposals for development will only be permitted when it will retain the individual character and setting of Callington and Kelly Bray.

Proposals within the green gaps indicated illustratively within the map on the following page must

demonstrate through an appropriate Landscape Visual Impact Assessment (LVIA) that the proposal would not diminish the open landscape character and visual gaps between the settlements.

Justification and conformity with Cornwall Local Plan and National Policy

Callington and Kelly Bray are individual and distinctive places. Local people have consistently expressed the view that it is crucial to maintain that distinctiveness and that an important element of this is the gap between the two settlements.

Policy 3 support the achievement of this aspiration by requiring the careful consideration of the impacts of development that has the potential to erode the individual character and setting of Callington and Kelly Bray.

Policy 3 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Quality homes for everyone
- Stronger community
- Healthy and sustainable place to live

Cornwall Local Plan Policy 12 'Design' confirms that development should maintain and enhance Cornwall's distinctive natural and historic character. Existing settlement, along with the gaps in between, make a contribution to that character and the Policy seeks to ensure that this is maintained for Callington and Kelly Bray. Specially, Criteria 1(a) of Cornwall Local Plan Policy 12 recognises the importance of character and creating places with their own identity and promoting local distinctiveness.

Section 2 of the NPPF 'Achieving sustainable development' advises that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Section 12 of the NPPF also confirms that planning policies decisions should ensure that development is sympathetic to local character and history, including the surrounding built environment and landscape setting and that it should establish or maintain a strong sense of place.

How will the policy make a difference?

Callington and Kelly Bray are separate and distinct places. Consultation has consistently confirmed that the community consider that it is important to maintain the identity of both Callington and Kelly Bray and for their coalescence to be avoided. This is vitally important to retaining the individual character, along with maintaining an equally important sense of place.

Whilst it is accepted that settlements will grow, there is a risk that as development happens, Callington and Kelly Bray will coalesce.

This will happen, if for example, development takes the form of ribbon development alongside the road that links both places.

It would take only a small amount of development in the green gaps, as indicated on the following page, for this to happen. Such development would not only undermine the sense of place that now exists, but undermine the distinctiveness of individual communities both in terms of the visual, social and physical separation that now exists.

It is important to recognise that the policy is not a general countryside protection policy, but one which seeks to protect an especially important area from built development for a specific reason.

To Launceston

KELLY BRAY

Protect the green gap

CALLINGTON

To Liskeard

To Plymouth



Policy 3 Preventing Coalescence

 The green gap (indicated illustratively)



Policy 4

Transport Enhancements

POLICY

Subject to the consideration of the detail of individual proposals, the following improvements to the transport network will be supported in principle:

- Redesignation of A388 through Callington;
- Management of HGVs in Town Centre;

- Mustard Seed improvements;
- Florence Road improvements;
- Saltash Road priority change;
- Cycle link between Callington and Kelly Bray;
- Pedestrian improvements;
- Speed Reduction at Kelly Bray.

New development proposals should incorporate foot and cycle access to nearby facilities and to connect with

other parts of Callington or Kelly Bray. Major developments must have more than one point of pedestrian or cycle access and must demonstrate connectivity can be implemented.

Note – Further information on the improvement proposals are provided in Section 5 of the Plan.

Justification and conformity with Cornwall Local Plan and National Policy

Policy 4 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Green transport
- Healthy and sustainable place to live

The Vision for Callington and Kelly Bray identifies the following projects that will be supported by Policy 4:

- Project 01 ‘Cleaner, greener and safer’
- Project 02 ‘New route for lorries and through traffic’
- Project 03 ‘Improvements to A388’
- Project 08 ‘A safe plan for pedestrians’
- Project 44 ‘Redesignation of A388 through Callington’
- Project 45 ‘Management of HGVs in the town centre’
- Project 46 ‘Mustard Seed improvements (corner of A388 junction)’
- Project 47 ‘Florence Road improvements’
- Project 48 ‘Saltash Road priority change’

- Project 49 ‘Cycle lane linking Kelly Bray and Callington’
- Project 50 ‘Safe pedestrian plan’
- Project 51 ‘Kelly Bray speed reduction’
- Project 52 ‘Town legibility plan’

Cornwall Local Plan Policy 12 ‘Design’ Criteria 1(c) recognises the importance of creating a network of safe well-connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections.

Section 9 of the NPPF ‘Promoting sustainable transport’ advises that policies and proposals should identify opportunities to promote walking, cycling and public transport use and that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

How will the policy make a difference?

Consultation including the town-wide survey has 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. This has resulted in the identification of general concerns, including 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.

The Vision supports the provision of 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 and that is connected to its rural hinterland.

Policy 5

Town Centre Enhancements

POLICY

Subject to the consideration of the detail of individual proposals, the following improvements to the town centre will be supported in principle:

- Remodelling and greening of Fore Street;
- Mixed use redevelopment of New Road (North) Car Park;

- Enhancement of Callington Lanes;
- Enhancement of the Pannier Market;
- Enhancement of the lane to the Primary School;
- Mixed use redevelopment of the existing repair garage;
- Enhancement of St Mary's Square;
- Enhancement of Church Street;
- Redevelopment and enhancement of the New Road Kiosks;

- Provision of a town centre Transport Hub;
- Connecting the town centre with Cricket Club and Bowls Club.

Note - all relevant parties with an interest in the proposals above will need to be involved and that a consensus and agreement will be sought for any changes.

Justification and conformity with Cornwall Local Plan and National Policy

Policy 5 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Beautiful town centre
- Quality homes for everyone
- Healthy and sustainable place to live

The Vision for Callington and Kelly Bray identifies the following projects that will be supported by Policy 5:

- Project 13 'Supporting the town centre'
- Project 14 'Remodelling and greening Fore Street'
- Project 15 'Temporary closing of Fore Street'
- Project 16 'New Road (north) car park'
- Project 17 'Historic building enhancement'
- Project 18 'Shopfront facelift scheme'
- Project 19 'Callington Lanes'
- Project 20 'Callington Town Market'
- Project 21 'Enhancement of lane to Primary School'
- Project 22 'Garage redevelopment opportunity'
- Project 23 'St Mary's Square enhancement'
- Project 24 'Church Street'

- Project 25 'New Road kiosks'
- Project 26 'New market place and entrance to the market'
- Project 27 'Transport Hub for Callington'
- Project 28 'Connecting Cricket Club and Bowling Club'
- Project 39 'Housing in the Town Centre'

Cornwall Local Plan Policy 4 'Shopping, services and community facilities' advises that development will be permitted where it supports the vitality and viability of town centres investment within them and maintains and enhances a good and appropriate range of shops, services and community facilities.

Cornwall Local Plan Community Network Areas Sections identifies a number of objectives for the Caradon Community Network Area, including the regeneration of Callington Town Centre.

Section 7 of the NPPF 'Ensuring the vitality of town centres' confirms that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

The role of markets is specifically recognised by the NPPF, with encouragement given to retain and enhance existing markets and, where appropriate, re-introduce or create new ones. The NPPF also recognises that residential development can play an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.

How will the policy make a difference?

During consultation a recurring issue for many people was 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.

The Vision supports the improvement of the town centre and identifies a number of potential regeneration and enhancement projects. Together these aim to create a destination that local people are proud of, supports local businesses and gives many good reasons for people to visit the town.

Policy 6

Safeguard Existing Employment Land and Existing Allocations

POLICY

The existing and allocated employment sites in the locations below are safeguarded in accordance with the Cornwall Local Plan Policy 5.

- Beeching Park Estate;
- Florence Road Industrial Estate;
- Moss Side Industrial Estate;
- Land west of Florence Road.

Any proposal to change the use of the above sites will be assessed against the criteria set out in section 2 of Cornwall Local Plan Policy 5.

Justification and conformity with Cornwall Local Plan and National Policy Policy 6 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Local job opportunities
- Healthy and sustainable place to live

The Vision for Callington and Kelly Bray identifies the following projects that will be supported by Policy 6:

- Project 09 ‘Support existing employers’
- Project 10 ‘Supporting proposed mining industry’
- Project 11 ‘Innovation Centre for Callington’
- Project 12 ‘New employment sites’

Cornwall Local Plan Policy 5 ‘Business and Tourism’ seeks to ensure a continued supply of appropriate business space, proposals for new employment land and uses.

Policy 6 also seeks to prevent the loss of existing employment space to other uses.

The policy identifies the sites in Callington and Kelly Bray where criteria of section 2 of Cornwall Local Plan Policy 5 will apply.

Section 6 of the NPPF ‘Building a strong, competitive economy’ advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. The NPPF conforms that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

How will the policy make a difference?

The consultation confirmed that many people are keen to ensure that job opportunities of different types can be found in the locality and that the local economy is as strong as it can be. The Vision seeks to support existing businesses.

The Vision also seeks to ensure that new businesses are supported and there is opportunity for start-up, co-working growth and consolidation. This will help to strengthen the local economy and provide local employment choices.

This will be achieved by 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.

Policy 7

Home Based Enterprise

POLICY

Home based enterprise proposals will be encouraged where it can be demonstrated that there will be no unreasonable adverse impacts.

In particular consideration must be given to effects on nearby residents and countryside, or the character and appearance of the locality by reason of visual impact, vehicle movements, noise vibration, special lighting, advertising and activity at unusual hours.

Justification and conformity with Cornwall Local Plan and National Policy
Policy 7 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Local job opportunities
- Healthy and sustainable place to live

The Vision for Callington and Kelly Bray identifies the following projects that will be supported by Policy 7:

- Project 09 ‘Support existing employers’

Cornwall Local Plan Policy 5 ‘Business and Tourism’ seeks to ensure a continued supply of appropriate business space, proposals for new employment land and uses.

Section 6 of the NPPF ‘Building a strong, competitive economy’ advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. The NPPF confirms that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

How will the policy make a difference?

The consultation confirmed that many people are keen to ensure that job opportunities of different types can be found in the locality and that the local economy is as strong as it can be.

The Vision seeks to support existing businesses. The Vision also seeks to ensure that new businesses are supported and there is opportunity for start-up, growth and consolidation. This will help to strengthen the local economy and provide local employment choices.

Running businesses from home is an increasingly valuable part of the local economy. The 2011 Census indicated that 9% of Cornwall’s working population were based at home. According to Department of Business, Innovation and Skills figures (2014) 1 in 10 domestic properties are home to at least 1 business.

In most cases planning permission is not required except where building alterations are involved, or the scale of business materially changes the use of the premises.

Policy 8

Innovation Centre

POLICY

The development of an innovation/business support hub will be supported:

- a) On the sites coming forward under Policy 9 and safeguarded by Policy 6; and
- b) On sites elsewhere in the Neighbourhood Area if the site is:
 - i) On an established public transport route; and
 - ii) Accessible by foot and cycle.

Justification and conformity with Cornwall Local Plan and National Policy
Policy 8 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Local job opportunities
- Healthy and sustainable place to live

The Vision for Callington and Kelly Bray identifies the following projects that will be supported by Policy 8:

- Project 09 'Support existing employers'
- Project 10 'Supporting proposed mining industry'
- Project 11 'Innovation Centre for Callington'
- Project 12 'New employment sites'

Cornwall Local Plan Policy 5 'Business and Tourism' seeks to ensure a continued supply of appropriate business space, proposals for new employment land and uses.

Section 6 of the NPPF 'Building a strong, competitive economy' advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. The NPPF confirms that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

How will the policy make a difference?

The consultation confirmed that many people are keen to ensure that job opportunities of different types can be found in the locality and that the local economy is as strong as it can be.

The Vision seeks to support existing businesses. The Vision also seeks to ensure that new businesses are supported and there is opportunity for co-working, start-up, growth and consolidation. This will help to strengthen the local economy and provide local employment choices.

This will be achieved by 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.

Site Allocations to 2030

Policy 9

Land West of Florence Road, Callington

POLICY

A site of approximately 2.3 hectares is allocated for employment development, including:

- a) Office, general industrial or storage and distribution uses as appropriate to the site and its wider context, ensuring that there is also a mix of unit size to enable businesses to start up and expand; support will also be given to employment generating uses provided that they are compatible with the immediate surroundings and do not conflict with town centre uses;
- b) Traffic management in the surrounding area to avoid impact from heavy vehicles accessing the site;
- c) Areas of green infrastructure providing opportunities for biodiversity enhancement and informal recreation;
- d) Strategic landscaping to the eastern and southern boundaries to enhance biodiversity and integrate the development into the landscape.

Justification and conformity with Cornwall Local Plan and National Policy
Policy 9 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Local job opportunities
- Healthy and sustainable place to live

The Vision for Callington and Kelly Bray identifies the following projects that will be supported by Policy 9:

- Project 09 'Support existing employers'
- Project 10 'Supporting proposed mining industry'

- Project 11 'Innovation Centre for Callington'
- Project 12 'New employment sites'

Cornwall Local Plan Policy 5 'Business and Tourism' seeks to ensure a continued supply of appropriate business space, proposals for new employment land and uses.

Section 6 of the NPPF 'Building a strong, competitive economy' advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. The NPPF conforms that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

How will the policy make a difference?

The consultation confirmed that many people are keen to ensure that job opportunities of different types can be found in the locality and that the local economy is as strong as it can be.

The Vision seeks to support existing businesses. The Vision also seeks to ensure that new businesses are supported and there is opportunity for start-up, growth and consolidation. This will help to strengthen the local economy and provide local employment choices.

This will be achieved by 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.



Policy 10

Land South of Station Road, Kelly Bray

POLICY

A site of approximately 1.4 hectares is allocated for mixed use development, to include:

- a) Approximately 40 homes, with a target of 30% affordable homes and an emphasis on providing a mix of housing types and sizes to reflect local need;
- b) At least 5% of open market housing to be provided as serviced dwelling plots for sale to self or custom builders;
- c) A site for a village hall;
- d) Highway improvements to Station Road;
- e) Strategic landscaping to the eastern and southern boundaries to enhance biodiversity and integrate the development into the landscape;
- f) Green infrastructure providing opportunities for informal recreation and local food production.

Justification and conformity with Cornwall Local Plan and National Policy
Policy 10 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Quality homes for everyone
- Stronger community
- Healthy and sustainable place to live

The Vision for Callington and Kelly Bray identifies the following projects that will be supported by Policy 10:

- Project 36 'Village hall for Kelly Bray'
- Project 40 'Housing for Kelly Bray'
- Project 41 'Residential design quality'
- Project 43 'Providing homes for all needs'

- Project 51 'Kelly Bray speed reduction'

Cornwall Local Plan Policy 2a 'Key targets' identifies a housing apportionment for the Community Network Area and Callington specifically.

Cornwall Local Plan Policy 8 'Affordable housing' seeks to secure the delivery of affordable homes on all new housing schemes of 10 or more dwellings.

Section 5 of the NPPF 'Delivering a sufficient supply of homes' confirms the Government's objective to significantly boost the supply of homes. The NPPF recognise that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

How will the policy make a difference?

An important role of the Neighbourhood Plan is to ensure that the housing needs of the current future population is met – this includes 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.

The policy seeks to ensure the provision of 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.

The policy also seeks to support the provision of new community facilities by securing a site for a new village hall at Kelly Bray.



Policy 11

Land North of Saltash Road, Callington

POLICY

A site of approximately 6.4 hectares is allocated for mixed use development, to include:

- a) Approximately 175 homes, with a target of 30% affordable homes and an emphasis on providing a mix of housing types and sizes to reflect local need;
- b) At least 5% of open market housing to be provide as serviced dwelling plots for sale to self or custom builders;
- c) Land for office, light industrial or other employment uses that are compatible with the immediate surroundings and do not conflict with town centre uses. A mix of unit sizes should be provided to enable businesses to start up and expand;
- d) Pedestrian and cycle links to the consented health centre site;
- e) A pedestrian, cycle and vehicle link between A388 and A390 suitable to accommodate commercial vehicles;
- f) Strategic landscaping to the boundaries to enhance biodiversity and integrate the development into the landscape;
- g) Green infrastructure providing opportunities for informal recreation and local food production.

Justification and conformity with Cornwall Local Plan and National Policy

Policy 11 will support the achievement of the following objectives of the Vision for Callington and Kelly Bray:

- Stronger community
- Quality homes for everyone
- Local job opportunities
- Healthy and sustainable place to live

The Vision for Callington and Kelly Bray identifies the following projects that will be supported by Policy 11:

- Project 09 ‘Support existing employers’
- Project 10 ‘Supporting proposed mining industry’
- Project 11 ‘Innovation Centre for Callington’
- Project 38 ‘New Homes for Callington’
- Project 41 ‘Residential Design Quality’
- Project 45 ‘Management of HGVs in the town centre’
- Project 48 ‘Saltash Road priority change’
- Project 41 ‘Residential design quality’
- Project 43 ‘Providing homes for all needs’

Cornwall Local Plan Policy 2a ‘Key targets’ identifies a housing apportionment for the Community Network Area and Callington specifically. Cornwall Local Plan Policy 5 ‘Business and Tourism’ seeks to ensure a continued supply of appropriate business space, proposals for new employment land and uses.

Cornwall Local Plan Policy 8 ‘Affordable housing’ seeks to secure the delivery of affordable homes on all new housing schemes of 10 or more dwellings.

Section 5 of the NPPF ‘Delivering a sufficient supply of homes’ confirms the Government’s objective to significantly boost the supply of homes.

The NPPF recognise that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Section 6 of the NPPF ‘Building a strong, competitive economy’ advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. The NPPF conforms that significant weight should be placed on the need to support economic growth

and productivity, taking into account both local business needs and wider opportunities for development.

How will the policy make a difference?

An important role of the Neighbourhood Plan is to ensure that the housing needs of the current future population is met – this includes 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.

The policy seeks to ensure the provision of 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.

The development of the site will 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. The development of the proposed site will also support the delivery of new community facilities and employment opportunities.



11



Monitoring and Review

Section 9



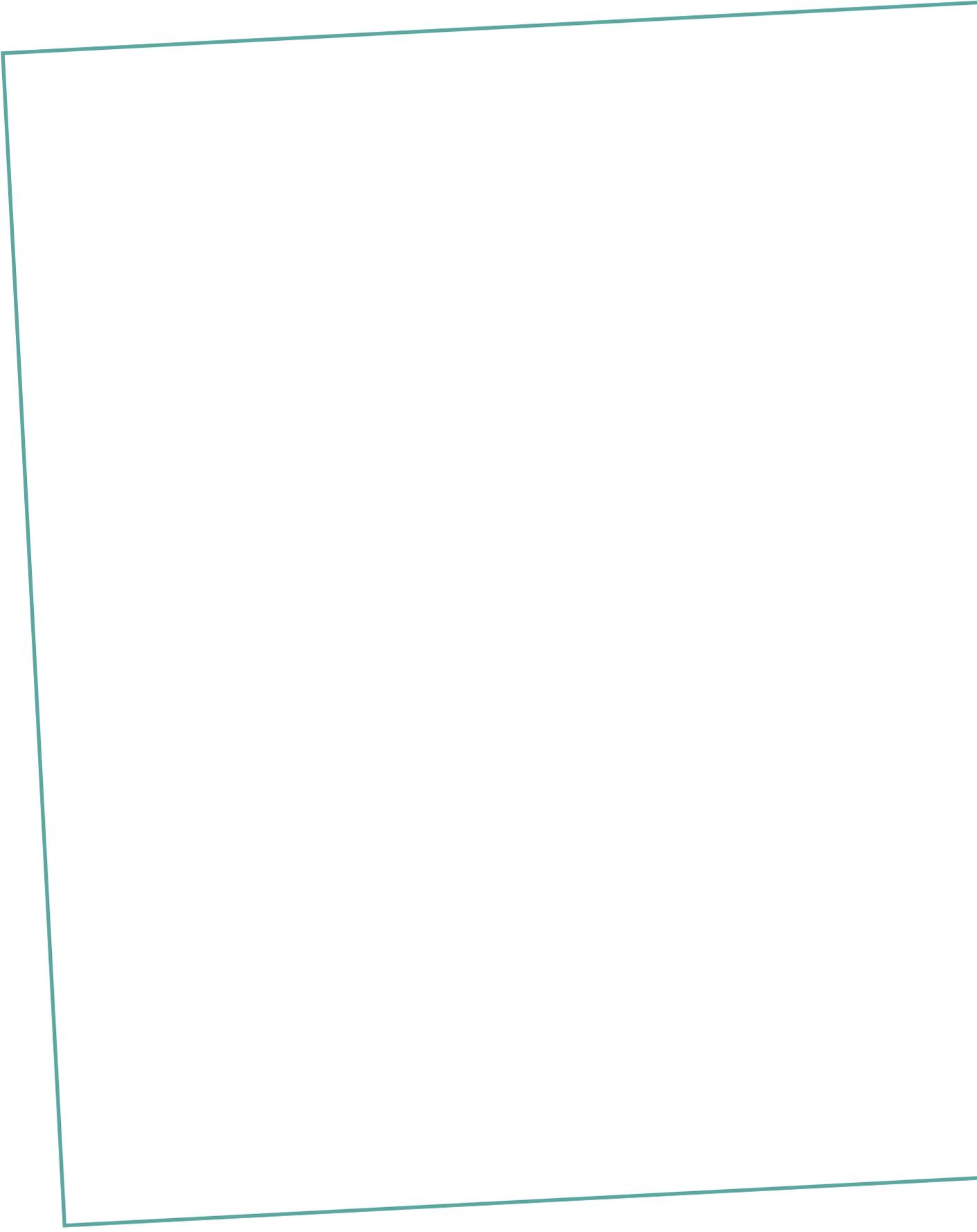
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Artist's impression
looking along Fore
Street

Monitoring and Review

- 9.1 The NDP's planning policies will be taken into account by Cornwall Council in its determination of planning applications across the defined Neighbour Area.
- 9.2 The delivery, monitoring and review of the NDP will be overseen by Callington Town Council. The Council will work to secure funding for and supporting projects that deliver the objectives and policies set out in the Plan.





Glossary and Abbreviations

Section 10

Glossary and Abbreviations

