

Callington Neighbourhood Plan Notes

Town Centre

Town image – Callington is seen as a nice place to live, characterised by its hills and views, but it looks tired and lacks identity – it seen as a commuter town for Plymouth / through road to other destinations. Ways need to be found to engage with adolescents.

Strengths:

- Sense of pride – Nice place to live
- Position – largest town in the area. 20 minutes from everywhere
- Central town hall with good facilities (offers lots of services and a Saturday “drop in”)
- Lots of historic buildings
- Established community of older people – through Age concern, keep fit programme, Friday lunches (hosted at the Town Hall).
- Some nice parks i.e. Kelly Bray and Saltash Park
- Popular halls with a range of groups utilising the space throughout the week
- Well used library (largest in Cornwall) with links to health and community groups
- A youth club with good community connections and new open space that is well utilised
- There are good community facilities: a young farmers group, scouts, YMCA and various sports clubs
- A great range of community events i.e. film shows, carnival, May Fest and Honey Fair
- Strong sense of community pride i.e. litter picking group and action groups
- **Parking:** limited free throughout the town. There is a large carpark central to the town, with commuter bus stops (to Plymouth) nearby

Weaknesses:

- A commuter town - Poor position, people drive to Plymouth for out of town shopping and for work
- Improvements for facilities catering for older children required - There are not enough facilities to accommodate adolescent youths (need a better range and additional services)
- The town suffers from boy racers / various anti-social behaviour, such as vandalism to parks / road sign damage
- Areas of Callington have some of the highest urban poverty statistics in Cornwall
- Drug and substance abuse issues– better support and policing required
- **Parking:** parking is problematic, free parking and short term parking is abused by commuters and residents. Narrow streets restrict parking areas. More traffic and parking policing needed and perhaps more short term on street parking (see page 3).

Town Centre

Road Safety

- Big road severs the community
- Straight roads encourage speeding and boy racers / dangerous driving
- There is a lack of police presence (monitoring and management) to deal with this problem
- No or very few safe and/or designated places for pedestrians to cross the main road
- Poor pedestrian signal junctions at Tavistock Road
- Poor signage throughout the town
- Questionable road widths, especially on Church Street and pavement widths and maintenance

Parking

- Good commuter parking for Plymouth
- Lots of illegal parking throughout the town centre
- Good free parking
- Good bus services / stops near parking areas
 - Real time bus stop info
 - Good town service
 - Additional services for pensioners
- More on-street, short-term spaces required to help local shops

Range of shops

- Some variety of shops used by local people, however the town is not a destination for shopping and many people use out of town shopping in Plymouth
- There is poor afternoon trade, with busy periods early and late in the day (big takeaway trade)
- Old buildings along the high street are not suitable for many business or conversion
- Late night noise isn't an issue, because there is not enough going on
- Top south west wedding shop
- Limited range – lots of hairdressers and barbers
- Busy peak periods, but quiet the rest of the time

Transport

Road safety

- Fore street has narrow pavement sections
- There are concerns about road safety in relation to the school and poor accessibility, due to narrow pavements especially during pick-up and drop-off times
- Church street is unsafe, with pedestrians walking in the road
- Church Street / Launceston Road also has a difficult junction
- Pavement improvements need between Callington - Kelly Bray
- Cars have priority in the town centre currently, which fuels road rage against other drivers and pedestrians.
- The town centre is congested during peak times and there is lots of illegal parking throughout the day
- **Parking:**
 - More parking is required, but not at the expense of pedestrians
 - People want more on street spaces, accessible throughout the day
 - Need to combat illegal and commuter parking is a problematic
 - Perhaps more on street short term parking could be beneficial
 - Some people wanted more disabled / free parking in the town centre, although there wasn't a clear consensus
- An additional traffic warden might help manage traffic problems / issues?

Public transport

- There are currently great bus services
- Bus times that link into train departures (Plymouth)
- Additional housing will put extra pressure on bus services

Highway networks

- Callington is located on a busy strategic route
- However, streets aren't working for today
- Air quality is poor due to large vehicles and freight travelling through the centre of town etc and general volume of traffic.
- The existing streets need to be adapted to work for everyone
- Poor / dangerous pedestrian crossing points on the main road
- Cycle connections between Callington - Kelly Bray would be beneficial and improve safety
- Very unsafe junctions particularly at Staple Road
- The proposed by-pass might not be achievable

Community

Education

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

Young People

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

General Community

- Funding has been allocated for a community hub and a site identified
- There is a Mining investment in the Kelly Bray area, which has the potential for a Heritage Centre / requirement for nearby facilities

Rural Crime

- There is a growing lack of police presence to deal with crime in the area, such as thefts, with the number of PCSO's dropping from 3 to 1

Health + Wellbeing

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

Priority for investment:

1. Health Centre
2. Community hub
3. Kelly Bray Women's Institute Hall
4. Performance venue - hall / open air facilities for the thriving art's community in the town

Facilities and Services

- There are some clubs: youth program for football, cricket training, various fitness clubs, scouts group (with scout hall)
- However, it is felt that there is still a lack of facilities for younger people

- The gym (at the school) has limited opening hours
- People are not aware of Public Rights of Way – unless they know the area well
- There are good footpath links, but they are poorly used (perhaps due to lack of knowledge)
- Lots of local footpaths but poorly sign posted with no designated walks around the town
- There is a dog exercise area and Florence Field which is relatively well known and used by people in the area

Housing

Future Development

- Future development should maintain the gap between Callington and Kelly Bray
- Potential for a call for industrial sites – (B 3887 request)
- Existing full permission have lapsed / changed
- Desire to increase education facilities capacity by widening the primary catchment area
- Sewage / rural water use is at capacity and therefore future development will need to account for this
- Call for site for Callington and Kelly Bray – enabling a wider range of sites to be assessed and included, best suiting the needs of the community
- Key desires for future development is:
 - Much needed, affordable housing (meeting local need with currently 300 people on the housing list)
 - Catering for low income households within the area
 - Energy efficient homes, to cut fuel costs
 - Affordable low cost homes
 - Appropriate levels of off street parking
 - Better places for children to play – the village could collect money for better facilities, if necessary
 - Green spaces / space for planting trees generally and within the street / planting of extra hedges – to create homes for wildlife i.e. birds and bees
 - Green technology / future proof homes i.e. with solar panels at affordable prices to reduce the running costs for new residents
 - Constraints should be put on development to make sure they contribute towards green infrastructure i.e. habitats and facilities for local people
 - Parking standards for new housing should reflect the rural location
 - Locally distinctive development – resolving issues with stained render
 - Development with appropriate densities for the are – Village Collection

Economy

Jobs

- There are opportunities for a mix of employment types
- The Callington Community Arts Venue (CAVe) is seen to be an interesting project, which could be developed further and a good stakeholder to contact
- An Innovation Centre for Cornwall could also be an interesting option that could be sited in Callington.
- There is the opportunity for small distribution centre and the potential for mining jobs to feed other employment / businesses in the town
- Opportunities for a mixed-use employment site
- There is good broadband in Callington, but upgrades to fibre broadband throughout the area are desirable and could boost the area's appeal to businesses/especially digital businesses
- Free Wi-Fi for all in the town would be popular, but would require around £40,000 initial start -up cost to get going
- Existing employment centres around (large employers in the area):
 1. Ginsters and Tamar Foods factories (operating from 6am-6pm). The census data shows these 2 factories employ around 750 people, although these workers are mostly not local to Callington
 2. The College and Primary School
 3. Tescos
 4. Kelly Bray Industrial Estate (the estate's 20 units are all full with 3-10 occupants per unit. Occupants include garages / double glazing outlet, electrical services, car recovery centre and a picture framer)
 5. Care Homes
 6. 12 units off the Granite Way
- A lack of medium sized employment buildings - Larger spaces required to prevent expanding businesses having to go to Plymouth / Launceston / Liskeard
- Callington isn't included in the Cornwall's Allocation DPD, but small areas have been safeguarded against planning and are part of the Tamar Valley AONB / Kit Hill World Heritage site
- Employment policy targets for the Caradon Network Area is for B1 a/b 3667 sqm and other B uses 11,833 sqm
- There has been a loss of existing employment due to the proposed new housing, which was granted planning permission on appeal.

Environment

Open space

- People are keen to maintain green gap (between the settlements) and green spaces within the town.
- New developments should contribute towards the green infrastructure across the town.
- It's important to have an open space for informal use
- People appreciate links to the countryside, accessible for all
- Dog walking is popular, as are the 2 large parks and 3-4 popular smaller parks
- Potential for a map showing links to the countryside and parks in the local area

Renewable Energy

- Callington has some of the highest recycling rates in Cornwall, prior to the bag charge
- Has food waste collection and bi – weekly general refuse collection
- The parish is within AONB / World Heritage / agricultural land designations and so large scale development may be more limited
- AONB / AGLV / World Heritage site are positive aspects to the town – Tourism attractions
- However, there may be potential for solar powered street lighting, rainwater harvesting and forward-thinking flooding elevation schemes including other low carbon technology in new developments
- Electric cars not good in a rural community – lack of charging points and low mileage range on current models

Maintenance

- Agricultural land classification for Callington
- Not enough trees – not very green in the town centre
- 1 tree in the town centre – Increased planting in streets
- Local parks are locally managed and well maintained
- Need to improve existing funding for maintenance
- There are not enough trees (the town is not very green) and the replacement of tree / on street planting is needed, where possible
- Funding for maintenance or improved facilities can be sought through new developments