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Callington & Kelly Bray Neighbourhood Plan

Welcome

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View the Callington & Kelly Bray Neighbourhood Plan on the **Callington Town Council website**.



Welcome to the Callington and Kelly Bray Neighbourhood Development Plan.

The purpose of this exhibition is to let you know about the progress on Neighbourhood Development Plan (the Plan) for Callington and Kelly Bray and to provide an opportunity for you to make any comments.

A Draft Plan is now ready for pre-submission consultation (Regulation 14). This will be carried out from Monday 2nd October 2023 to Monday 13th November 2023.

Copies of the Plan are available to view here at the Town Hall, or can reviewed online.

The policies in the Plan can be found here:

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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’ in February 2020.

The Vision was 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 at:

callington-tc.gov.uk/neighbourhood-development-plan/

The 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 area is guided by the priorities and aspirations of the local community.

The Plan’s policies will apply to the whole parish of Callington (see below). This is known as the Neighbourhood Area and was designated on 7th March 2016, following a formal process, including community consultation.

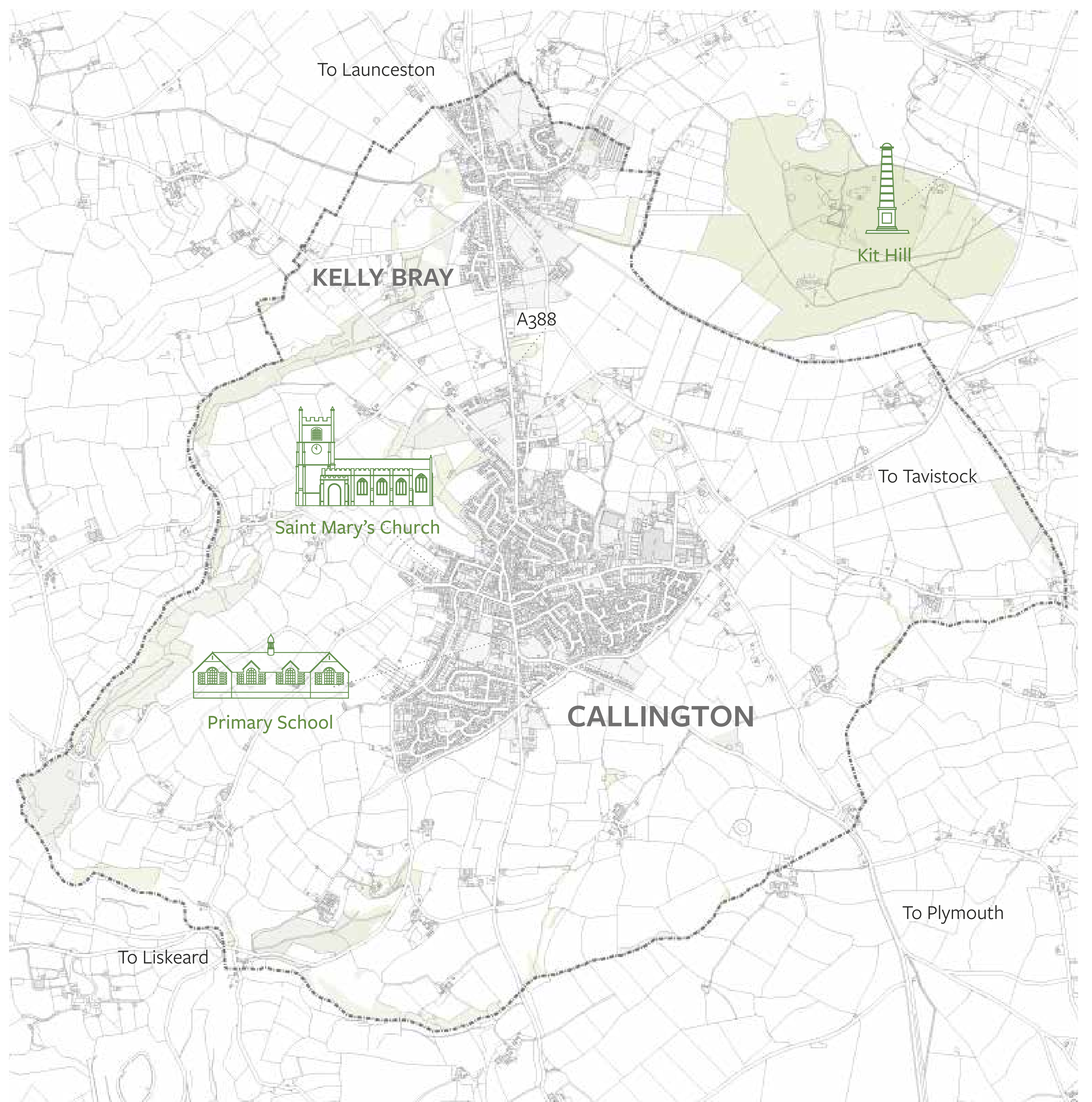


Figure 1: Neighbourhood Plan Area (Designated 7th March 2016)

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What has happened so far?

Pandr'a hwarva hwans dhywgh y'n lemmyn?

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Background

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. The preparation has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over a number of years and have included:

- A parish wide residents survey;
- Public exhibitions and consultation events held in the Town Hall;
- Steering Group workshops;
- Business survey;
- Transport, housing and employment sub-groups; and
- Meetings with stakeholders.

The outcomes of the various consultations have highlighted the key priorities for local people. These are outlined in Section 4 of the Plan

What happens next?

Following the consideration of any comments received from members of the community and other interested parties, the Plan will be finalised and submitted to Cornwall Council for an independent examination. This will test the Plan to make sure that it complies with the relevant regulations and other requirements.

Once this stage has been completed, the Plan will be subject to a referendum where local people will decide whether or not it should form part of the development plan for the area and be used to assess future planning applications. Once adopted, the policies

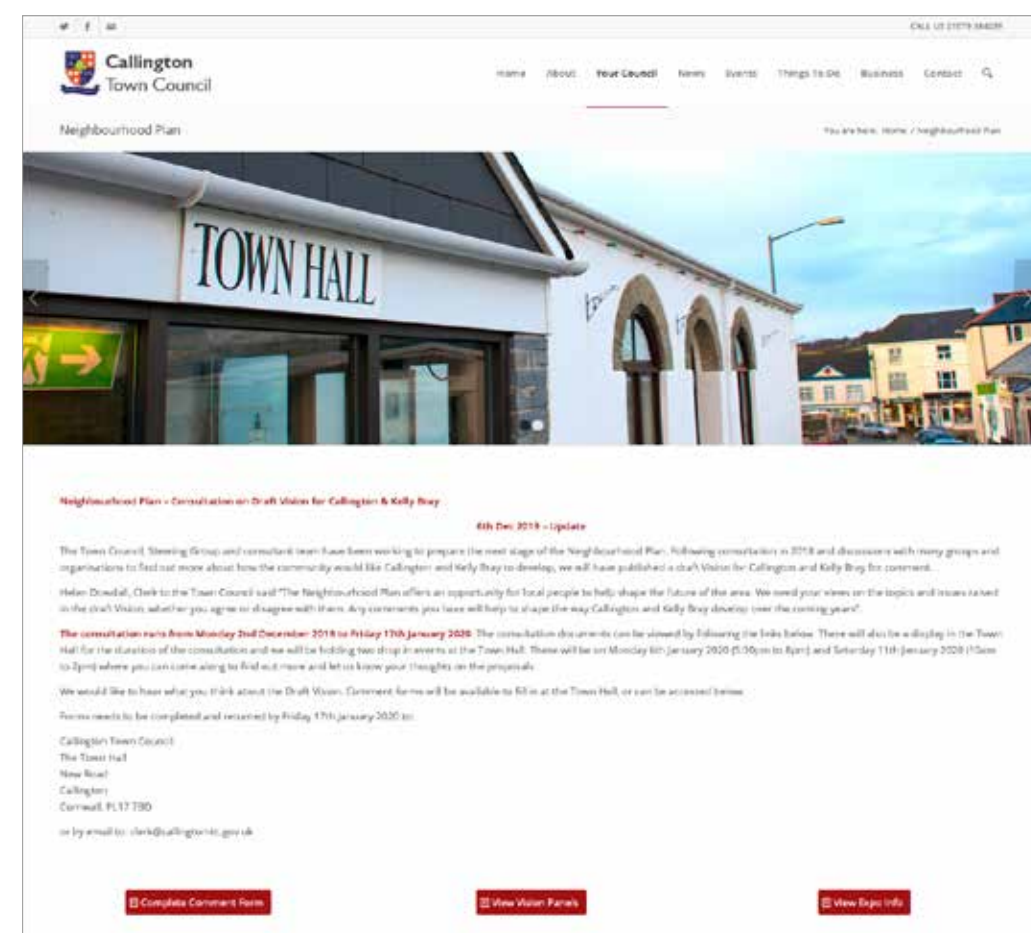
contained within the Plan will have to be taken into consideration when Cornwall Council determine future planning applications.

How to comment

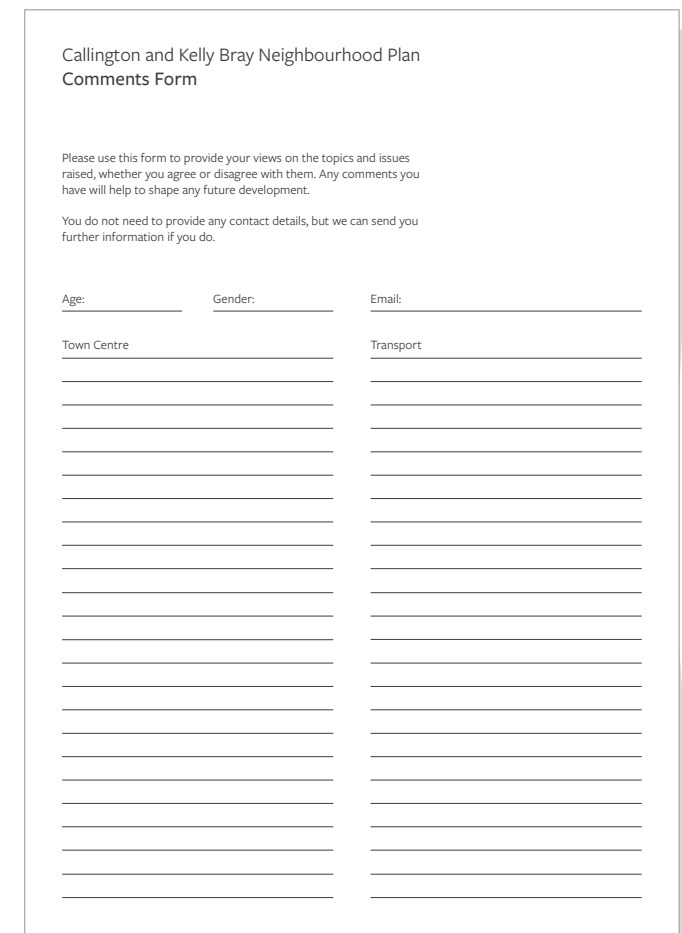
Comments can be provided using forms available from the Town Hall, or online at:

callington-tc.gov.uk/neighbourhood-development-plan/

All comments must be received no later than ...
13th November 2023



Website



Feedback form



Photographs from Consultation events & Steering Groups



Leaflet



Consultation Presentation boards

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Callington & Kelly Bray Neighbourhood Plan

The Policies

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The Policies

The Plan sets out the planning policies that will help with meeting the Objectives and achieving the Vision for Callington and Kelly Bray.

The policies include allocations for housing and employment uses, along with those that are intended to guide new development and encourage other important improvements.

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 below provides an overview of how each policy contributes to the Vision's 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			✓	✓	✓	✓

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Callington & Kelly Bray Neighbourhood Plan

Site Allocations

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Policy 9

Land West of Florence Road, Callington

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, strategic landscaping (particularly to the eastern and southern boundaries and informal recreation).

- e) Areas of green infrastructure providing opportunities for biodiversity enhancement, strategic landscaping (particularly to the eastern and southern boundaries and informal recreation and local food production).

- b) At least 5% of open market housing to be provided 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;

Policy 11

Land North of Saltash Road, Callington

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, including people with care and support needs;

- 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; and
- f) Areas of green infrastructure providing opportunities for biodiversity enhancement, strategic landscaping (particularly to the eastern and southern boundaries and informal recreation and local food production).

Policy 10

Land South of Station Road, Kelly Bray

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, including people with care and support needs;
- b) At least 5% of open market housing to be provided as serviced plots for sale to self or custom builders;
- c) Land for a village hall;
- d) Highway improvements to Station Road; and

