

# PP14 Launceston Community Network Area

## Introduction

**17.0** The Launceston Community Network Area is a predominantly rural area that covers the parishes of: Altarnun, Boyton, Egloskerry, Laneast, Launceston, Lawhitton Rural, Lewannick, Lezant, North Hill, North Petherwin, South Petherwin, Stoke Climsland, St Stephens By Launceston Rural, St Thomas the Apostle Rural, Trewen and Werrington.

## Key Facts:

Population 2007: **18,000**

Dwellings 2010: **8,491** (3.3% Cornwall)

Past housing build rates 1991-2010: **1,903**

Housing need (preferred area) 2012: **295** (Bands A-D) plus **444** (Band E) equates to 2.6% and 3% of Cornwall total respectively

Existing housing commitments 2010-2012: **982**

Launceston employees estimate (2011): Full time: **4,113** Part-time: **2,125**

## Objectives

**17.1** Specific objectives to be addressed in planning for the Launceston Community Network Area include:

### Objective 1 – Affordable Housing

Enable the provision of affordable housing.

### Objective 2 – Employment in Launceston

Sustain and enhance Launceston town's employment role, through the provision of employment sites and necessary infrastructure.

### Objective 3 – Employment Opportunities

Raise the quality and quantity of employment opportunities, including prioritising the use of brownfield sites for employment.

### Objective 4 – Community Services

Improve the provision of and access to community services and facilities, especially sustainable transport, health services, further and higher education and training opportunities and public open space.

### Objective 5 – Infrastructure

To deliver the highway and sustainable transport infrastructure needed to support the delivery of future housing and economic growth and to deliver other infrastructure required for the growth of the area.

### Objective 6 – Congestion

Tackle congestion in Launceston.

### Objective 7 – Drainage

Improve surface water drainage in Launceston.

### Objective 8 – Heritage Assets

Maintain and enhance the area's heritage assets for the community's benefit and to enhance the area's tourism offer.

## Development Strategy

**17.2** Launceston's vision is for the people of the historic capital of Cornwall and its surrounding area to enjoy an improving quality of life based on a thriving economy that respects the natural and built environments, with Launceston enhancing its role as one of Cornwall's economic hubs.

**17.3** The town wants to build on its strengths, strongly promoting itself as a strategic centre for the east of Cornwall and the west of Devon, as well as addressing the identified educational and training shortfall. It wants to take better advantage of its location enhancing itself as one of Cornwall's economic hubs. The town wants to deliver a range of housing stock and mixed communities that will provide for existing and future needs of the local community (including affordable housing).

**17.4** The Town Framework Plan for Launceston seeks to facilitate Launceston's aims by presenting an integrated spatial strategy where suitable land is identified for future employment and residential uses. This work will be further developed as

part of the Cornwall Site Allocations Development Plan Document to identify specific sites and proposals.

**17.5** Fundamental to the delivery of the strategy will be the enhancement of Launceston's infrastructure, including transportation; primary, secondary and post 16 education; utilities; green space; healthcare; leisure facilities and burial capacity.

## Employment

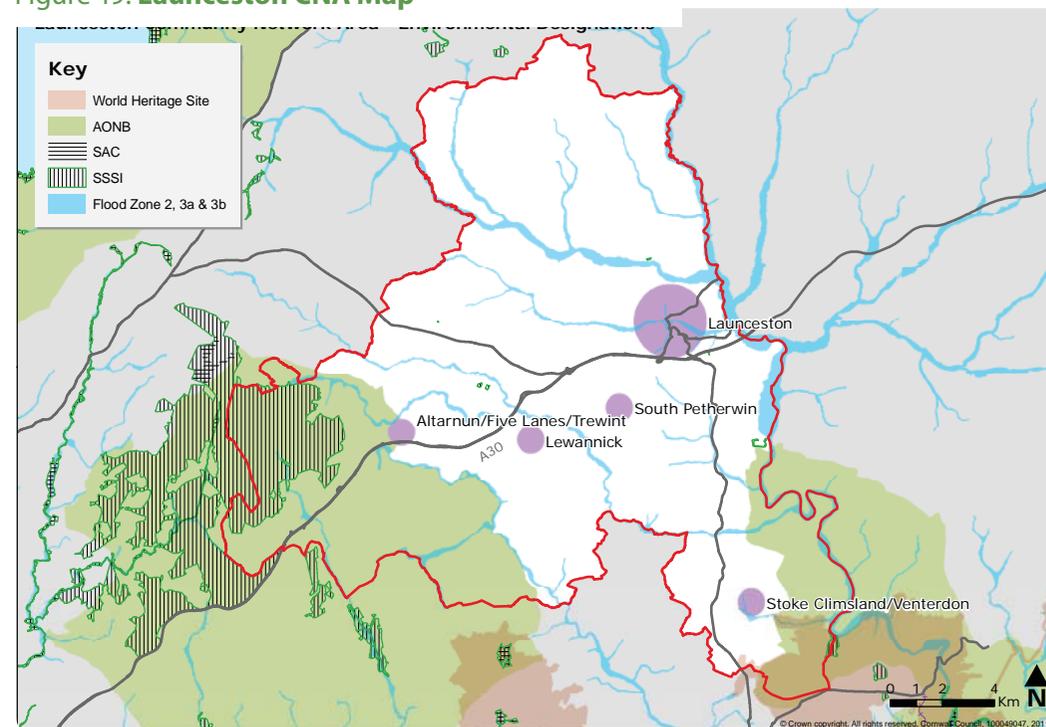
**17.6** The need for the provision of around 8,450sqm of B1a office accommodation and 16,900sqm of new industrial space has been identified. This has the potential of accommodating 900 jobs in the CNA over the plan period.

## Housing Requirements

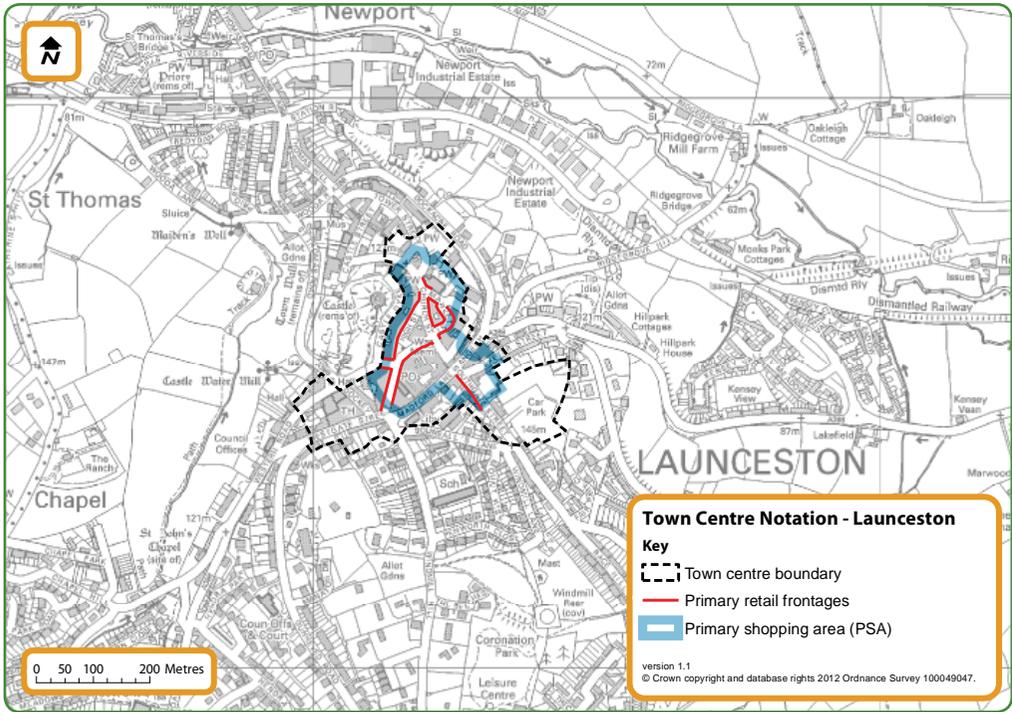
**17.7** The Community Network Area should plan for around 1500 dwellings (about 75 dwellings per year) over the period between 2010 and 2030.

**17.8** As the main settlement with good employment and transport provision, Launceston will be required to accommodate the majority of those dwellings. Co-ordination will be needed

Figure 19: Launceston CNA Map



amongst the remaining parishes within the CNA to ensure that housing needs are met. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas.



» Fundamental to the delivery of the strategy will be the enhancement of Launceston's infrastructure

## Policy PP14: Launceston CNA

### 1. Development will be permitted where it can be demonstrated that the following priorities for Launceston can be satisfied:

- a) The protection of the vitality and viability of Launceston town centre through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;
- b) The need for the provision of around 8,450sqm of B1a office accommodation and 16,900sqm of Industrial space has been identified. This has the potential of accommodating 900 jobs in the CNA over the plan period;
- c) The provision of around 1,100 dwellings in the period up to 2030. To be identified in the Cornwall Towns Allocations DPD;

- d) Provision of further and higher education facilities in the CNA;
- e) The retention and enhancement of heritage assets with a particular focus on enhancing the tourism offer of the CNA and of Launceston.

### 2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:

- a) The provision of around 400 dwellings in the period up to 2030;
- b) Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;
- c) Development should deliver community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally.



*The need for the provision of around 8,450sqm of B1a office accommodation and 16,900sqm of industrial space has been identified*