

# PP16 Caradon Community Network Area

## Introduction

**19.0** The Caradon Community Network Area covers the 8 parishes of Callington, Calstock, Linkinhorne, Pillaton, South Hill, St Dominick, St Ive and St Mellion.

## Key Facts:

Population 2007: **17,900**

Dwellings 2010: **8,152** (3.2% Cornwall)

Past housing build rates 1991-2010: **1,119**

Housing need (preferred area) 2012: **226** (Bands A-D) plus **264** (Band E) equates to 2% and 1.8% of Cornwall total respectively

Existing housing commitments 2010-2012: **466**

Callington employees estimate (2011): Full time: **2,022** Part-time: **894**

## Objectives

**19.1** Specific objectives to be addressed in planning for the Caradon Community Network Area include:

### Objective 1 – Regeneration

Enable the regeneration of Callington town centre.

### Objective 2 – Affordable Housing

Enable the provision of affordable housing (low overall housing requirement).

### Objective 3 – Jobs and Services

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.

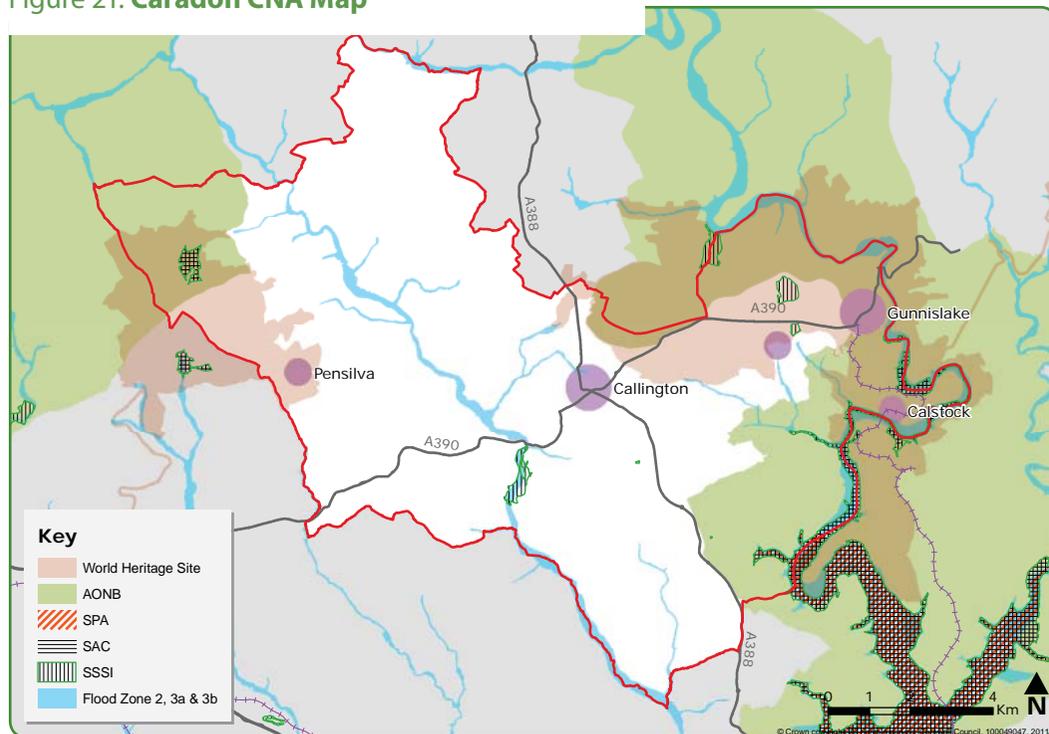
## Development Strategy

**19.2** A comprehensive and co-ordinated 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.

**19.3** 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.

**19.4** Settlements in the community network area such as Callington, Pensilva, Gunnislake and Calstock were strongly influenced by mining during the industrial revolution. This has produced a characteristic landscape,

Figure 21: Caradon CNA Map



buildings and some areas form part of the Cornwall and West Devon Mining World Heritage Site. There are also issues of contamination and instability in some areas.

**19.5** The Tamar valley forms a distinct sub-area, marked both by its intense industrial exploitation, and also by extensive market gardening; it was

historically a rich landscape and forms part of the Tamar Valley Area of Outstanding Natural Beauty. Tourism levels remain low and aspirations have been raised locally to capitalise on the draw of the natural beauty and mining heritage of the area.

**19.6** The area sits adjacent to the Tamar Estuaries and is influenced by

the impact of the port of Plymouth. This is a complex and dynamic area which encompasses Plymouth Sound, extending up the rivers of the Tamar, Tavy, Lynher and Plym. It is the largest estuarine system in south west England, supporting over a quarter of a million people, a diversity and richness of wildlife, as well as a landscape and heritage recognised through national and international designations such as the European Marine Site (Special Area of Conservation and Special Protection Area).

**19.7** The management of the Plymouth Sound and Tamar Estuaries is currently co-ordinated through the Tamar Estuaries Consultative Forum (TECF), chaired by the Queen’s Harbour Master. This body works to a six year management plan which provides a framework for the sustainable management of the Tamar Estuaries and a context to ensure statutory compliance in delivering conservation objectives for the European Marine Site

**19.8** The area requires an integrated management approach to its sustainable development which:

- Protects the value and integrity of the Port of Plymouth <sup>1</sup>, recognising its position as a unique asset to the area.
- Delivers the conservation objectives of the Plymouth Sound and Estuaries European Marine Site.
- Delivers opportunities for improved water transport linkages along the waterfront.
- Acknowledges the port’s fundamental importance to the economy of the area, and the need to accommodate a wide range of uses / activities, including its role as a primary naval port and dockyard, its uses by commercial shipping, commercial fishing, tourism, recreation and leisure.

<sup>1</sup> Under the Port of Plymouth Order 1999, The Port of Plymouth is defined as the waters of Plymouth Sound, and all waters inland as far as the tide flows, ie it includes the Tamar, Tavy and Lynher. The waters of the Port of Plymouth all come under the jurisdiction of the Queens Harbour Master.

## Housing Requirements

**19.9** The Community Network Area should plan for around 1,000 dwellings (about 50 dwellings per year) over the period between 2010 and 2030.

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

## Policy PP16: Caradon CNA

**Development will be permitted where it supports the following priorities for the network area:**

- a) The provision of around 2,200sqm of B1a office accommodation and 6,650sqm of Industrial space has been identified. This has the potential of accommodating 300 jobs in the CNA over the plan period;
- b) The provision of around 1,000 dwellings in the period up to 2030. There should be a focus on Callington for the majority of development with additional housing and employment growth focussed on the settlements of Callington and Gunnislake;
- c) Additional housing and employment growth should be of a size, nature and scale appropriate to the needs, character, role and services available of the settlement;
- d) The promotion, protection and enhancement of the retail area of Callington;
- e) Restoration of heritage assets in the town;
- f) The prioritisation of permitted or allocated employment land for employment in the period up to 2030;
- g) Provision of appropriate tourism facilities with an aim to provide improvements and conditions that support enjoyment, interpretation and appreciation of the mining heritage and natural beauty of the area;
- h) Development that helps 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;
- i) Development that delivers community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally.



*The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas.*