

Caradon CNA

Events: Community Network Areas Core Strategy Area Based Discussion Paper

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Councillor Jane Moore	Councillor Calstock Parish Council	No	<p>Issue 1: Seek to increase and diversify employment opportunities in the area. Include an analysis of the economic risks associated having a single major employer in the Callington area, and how best to mitigate these risks. Have an emphasis on encouraging businesses that are sustainable over the long term and will provide quality local jobs, and so reducing the number of residents commuting to Plymouth and beyond.</p> <p>Issue 2: Provide a genuine choice and first class service in health care and education.</p> <p>Issue 3: Enable the provision of affordable low energy housing that reflects the existing housing need.</p>	Economy Led / Low	This should better ensure that the necessary infrastructure (transport links, and health, education and leisure opportunities) comes with the housing, as there will a concomitant increase in prosperity. The emphasis on economy led housing will mean that the houses will be occupied by working families. Cornwall needs this to begin to re-balance its population structure, which is becoming increasing an ageing one.	Dominated by Callington (mainly because of its secondary school), and by Tavistock and Plymouth in Devon. Being right on the eastern edge of Cornwall, the western areas of Devon have a substantive influence on day-to-day life.	Depends on how broad a range of facilities is considered to be 'self-contained' in this world of global trade. Gunnislake could be considered to be almost self-sufficient as it has shops, a post office, pubs, a health centre, a primary school, a church, hall, a petrol station and mini-market, bus and train services.	To an extent the Parish does share leisure facilities in that villagers attend other villages' arts and sports events. Villages use the health centre at Gunnislake, and the shops at Gunnislake/Delaware. Villages use each other's halls, centres, schools, and 'sports facilities', including the river at Calstock.	Historically, change in the way settlements work tends to be an evolutionary process: a response to major economic and social changes. Given this it is unlikely that any change could be imposed. If we had a magic wand, we would like succeeding generations to have the opportunity of being able to find jobs and housing locally.	Ameliorate the effect of the A390 bisecting Gunnislake – particularly the issue of heavier and larger goods traffic travelling through the centre of the village.	No	<p>The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement issues are the same between each CNA, thus losing the local dimension to the priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the next stage of the Core Strategy when we begin to consider which policies will be needed in implementing the strategy.</p> <p>Comments on distribution and settlements noted and will be taken into account when developing the Preferred Approach. Work is underway on an Infrastructure Delivery Plan, local infrastructure priorities and the Community Infrastructure Levy to</p>

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			Issue 4 – Promote the Cornwall and West Devon Mining World Heritage Site, and the Tamar Valley AONB as a tourist destination									meet infrastructure needs as far as possible.
David Lobban	PCL Planning				This area is based primarily on Callington which we believe should be reinforced as a centre. Opportunities exist for additional housing growth to support the town and we believe that this is appropriate as it may well assist in fixing and supporting existing facilities in the town centre.						No	Comments noted and will be taken into account when developing the Preferred Approach.
Edward Persse	Westcountry Land Planning Consultancy	Yes	The development of the site at Southern Road would in particular address the concerns raised in Issue 2 with regard enabling affordable housing.	Dispersed / High	We are concerned that Economy Led Distribution would all fail to deliver a sufficient critical mass to deliver sustainable growth. Furthermore these options would fail to properly address the significant shortfall in the provision of affordable housing for the					Callington is an important local centre and it requires development to assist in the regeneration of the town centre which has been highlighted as a concern.	Yes	Individual sites are not being considered outside of the Town Framework Plan areas at this stage. Comments on distribution and regeneration noted and will be taken into account when developing the Preferred Approach.

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					County as a whole but also Callington in particular.							
Ian Williams	Cornish Social and Economic Research Group	No	<p>Develop a local transport plan that restricts car use and promotes alternatives within the town. Upgrade public transport links to other settlements.</p> <p>Maintain and respect the environment of the area, accepting the need to include all elements rather than focusing on protecting certain landscape and other designations.</p> <p>Plan for housing development to meet local need, not for unsustainable growth.</p> <p>Maintain and enhance local shops, facilities and services, with the aim of providing for the local community.</p> <p>Support and develop an ICT infrastructure so that households, businesses and others can carry out more activities on line,</p>		'Steady-state' dispersed.						No	<p>The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement issues are the same between each CNA, thus losing the local dimension to the priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the next stage of the Core Strategy when we begin to consider which policies will be needed in implementing the strategy.</p> <p>Connecting Cornwall: 2030 Strategy is a local transport plan promoting sustainable travel. This will be reviewed so that it is appropriate to the Core Strategy. Comments on distribution noted and will be taken into account when developing the Preferred Approach.</p>

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			<p>hence reducing travel.</p> <p>Support the needs of communities in the rural hinterland through appropriate local needs development and the maintenance of community facilities.</p> <p>Promote better quality jobs to create a more balanced economy.</p> <p>Work towards reducing dependence on Plymouth.</p>									
J Christie			<p>Equal consideration should be given to social, economic and environmental issues.</p> <p>Add 'Ensure location, scale and design of new development minimises impact on the natural environment and ecosystem goods and services (including wider catchment area). Ensure development includes adequate measures for environmental protection,</p>		<p>None of the 9 options work best for the area as the scale for each is too high to deliver sustainable development. Should the number of proposed dwellings be reduced then the preferred option would be either the Cornwall Towns or Economy led option depending on the environmental features of specific sites.</p>					<p>Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental goods and services.</p>	No	<p>The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement issues are the same between each CNA, thus losing the local dimension to the priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the next stage of the Core Strategy when we begin to consider</p>

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			enhancement, mitigation and compensation’.									which policies will be needed in implementing the strategy. Comments on distribution noted and will be taken into account when developing the Preferred Approach.
James McMurdo	Bell Cornwell LLP (Exeter)	Yes	<p>We endorse these local spatial priorities but must restate our views on the housing numbers required in the area as well as stress that in line with the Council's Affordable Housing draft Development Plan Document (DPD) (which it consulted on before it consulted on the Core Strategy) cross subsidy has a crucial role to play in delivering affordable housing.</p> <p>•We say that we have observed from the paper that Callington: houses about 33% of the total population of CNA 1.5; provides for most facilities in the area; has a sound employment base; is well placed in terms of</p>	Dispersed / High	<p>We would reinforce our view that the RSS and the analysis behind it are important to policy making in Cornwall; the RSS said that 6000 houses would be required in a 20 year period in Caradon. This level of housing should therefore continue to be proposed and Caradon should be identified a location for a significant level of new housing (and employment) provision.</p> <p>In our view Option 2, Dispersed Distribution, is by far the best of the three options. It is the most sensibly balanced approach to growth and pays cognisance to</p>					<p>Our clients own land (around 5.5 Ha) immediately to the west of Callington (shown outlined in red on the map at end of attached letter) and will be promoting this land, either separately (for around 250 houses) or as part of a significantly larger scheme, through the Core Strategy as it moves forward. As the map shows, the land is well located in relation to Callington town centre, current and future employment land, and existing infrastructure; and more importantly it is deliverable.</p> <p>Given that there should be high levels of growth in Caradon generally and at Callington in particular this land would be an ideal location at</p>	Yes	<p>Comments on growth/distribution noted and will be taken into account when developing the Preferred Approach.</p> <p>Individual sites are not being considered outside of the Town Framework Areas at this stage.</p>

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			<p>transport links it being at a crossroads of the A388 north/south and A390 East/West; and is close to Plymouth.</p> <ul style="list-style-type: none"> •We say that we endorse the Council's local spatial priorities in the main and welcome that following detailed research and consultation the Council has acknowledged the pull of Plymouth as an economic centre and has aspirations to regenerate Callington town centre and to deliver affordable housing. •We say that we support the Council in that it has identified that: there is capacity for new homes in Callington; that Callington can provide further employment growth; and that the regeneration of Callington town centre is a priority. •We say that we believe that these three strands are 		<p>current and predicted macro and micro economic conditions and trends.</p> <p>Furthermore, Option 2 would: allow development to support local services (which might also include public transport services) and make them viable; provide both market and affordable housing in a wide range of settlements; not put as much pressure on existing infrastructure (it would seem to suggest using existing capacity where possible helping to make development viable); and; allow for viable developments to contribute to necessary physical, social and community, and green infrastructure thereby creating true sustainable communities, all mirrored in option 2 scoring highest in the Council's</p>					<p>which to accommodate part or all of that growth.</p>		

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			<p>interrelated thus: new homes and employment provision go hand in hand; and, new homes and employment development can help facilitate the regeneration of Callington town centre.</p> <p>•We say that we will be promoting well located land to the west of Callington through the Core Strategy.</p> <p>See attached letter for full text.</p>		<p>sustainability appraisal and especially in social and economic terms. Socially and economically it's the best option.</p> <p>See attached letter for full explanation.</p>							
Kaja Curry	<p>Coastal Planning Coordinator</p> <p>Tamar Estuaries Consultative Forum</p>		<p>Given the significance of the designations as a Special Area of Conservation and Special Protection Area, TECF requests that these two designations are mentioned under the Environment section of the Key Feature section.</p> <p>TECF would also like to see that the role of the Tamar Estuaries Consultative Forum is recognised and suggests the following wording: "The management of the Plymouth Sound and Tamar</p>								No	<p>Key Feature – SAC & SPA Agreed.</p> <p>The proposed change to the wording is far too lengthy for the section, and will be out of step with both the other sections of this CNA paper and the other CNA papers. However, when redrafting we will add to the text in line with the comments received</p>

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			<p>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.</p> <p>TECF suggests that the CNA includes wording that recognises the need to conserve and enhance the Networks coastal and waterfront setting, promoting an integrated management approach to its sustainable development which:</p> <p>Protects the value and integrity of the Port of Plymouth,</p>									and can provide a link to your website in the background evidence base paper.

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			<p>recognising its position as a unique asset to the area.</p> <p>Delivers the conservation objectives of the Plymouth Sound and Estuaries European Marine Site.</p> <p>Delivers opportunities for improved water transport linkages along the waterfront.</p> <p>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.</p>									
M Calder	The National Trust		The Placed Based Issues Paper, in relation to the evidence under 'Environment' (table 8) cites Cotehele as a historic park and garden in this CNA. The	Cornwall Towns	In principle the Trust favours the 'Cornwall Towns' distribution for the reasons set out earlier in this response.						No	Comments noted and will be taken into account when developing the Preferred Approach.

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			<p>Cotehele estate, which contains a unique grade I listed late medieval and early Tudor house and outbuildings, and numerous national and international environmental designations (including the Cornwall and West Devon Mining World Heritage Site), is of great importance to the natural beauty, heritage and tourism of the area. It should be identified in the Area Based Paper as a 'key feature' of the area, and its unique and distinctive tranquil setting, including the wider Tamar Estuary, conserved and enhanced to meet the 'Future Cornwall' objective 'to make the most of our environment'.</p>									
Rebecca Jennings	Concept Town Planning									The Council's 'Tourism Issues Paper' (February 2011) points out that analysts are predicting that visitor numbers are set to grow over the lifetime of the Core Strategy.	No	Comments on tourism development noted and will be taken into account when developing the Preferred Approach.

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										<p>Cornwall, therefore, must ensure that appropriate policy provision and support is in place to benefit from and enable appropriate economic growth within the tourism industry. Accordingly, we consider that tourism development should be encouraged and prioritised by the Council in this and subsequent LDF documents to ensure that the region will be able to maximise the benefit of this projected increase in visitor numbers, in a sustainable and programmed manner.</p> <p>As the Core strategy sets the development for the area for the next 20 years, the document will need to be flexible enough to allow the region to accommodate the additional sustainable tourism requirements until the end of the lifetime of the Core Strategy. In achieving this and</p>		

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										ensuring that appropriate accommodation is available to meet visitor expectations / projections, the Core Strategy should make provision to support the extension of holiday parks, including chalet developments, where such can be accommodated in a manner which respects the character and appearance of the area.		
Richard Ward	Planning Development Manager Campaign to Protect Rural England (CPRE)	Yes	Local Spatial Priorities, Issue 1 – Regeneration must be job led and this must be stated. Question CD1 - subject to the comments in paragraph 28 above, yes.	Low	CPRE Cornwall favours the low housing growth options combined with a mix of distributions based on CPRE Cornwall response to the main Core Strategy. Please see attached letter for further detail.						Yes	Comments on distribution noted and will be taken into account when developing the Preferred Approach.
Sue Petipher	Clerk St Ive Parish Council			Cornwall Towns / Low	We believe that housing growth should be limited to 38,000 dwellings (Low Option 1). However, there needs to be a clear indication of the proportion of affordable homes and social							Views noted and will be taken into account in formulating the Core Strategy.

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					<p>housing that is included in this figure. We trust this also takes account of existing empty properties. We believe that a higher target figure will actively encourage population growth through migration, with no guarantee that it will meet the objective of sustainable living. We deplore any suggestion that house building does in itself create permanent high quality jobs, albeit that there will be a high proportion of quality builds requiring skilled labour in the short term. This idea is putting is the cart before the horse, homes are not industrial units.</p> <p>We believe that housing growth should be focused on Cornwall's main urban areas (Option 1) These are areas where employment is</p>							

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					<p>concentrated and services are adequate, or can be readily expanded. We note that Growth Point infrastructure funding focussed on Cornish towns supports this view. There has been to little attention paid to the sustainable aspect of development in rural areas with limited facilities to support growth. The advantages of energy efficient homes will be lost if it leads to greater car use to access essential services and jobs. We agree with CPRE comments that there is insufficient regard for AONB when considering planning applications. The AONB is a major factor in tourism's contribution to the economy.</p>							
Vernon Anderson	Clerk Callington Town Council			Cornwall Towns / Low, Dispersed / Low, Economy Led / Low	In view of the lack of infrastructure in Callington the Town Council will opt for the lowest option on all counts.						No	Comments noted and will be taken into account when developing the Preferred Approach.

