Planning Future Cornwall

Growth Factors:
Launceston Community Network Area

January 2012
This ‘Profile’ brings together a range of key facts about the Launceston Community Network Area that will act as an evidence base to help determine how much growth the area should accommodate over the next twenty years to maintain to enhance its viability and resilience. Each ‘Profile’ is split into three sections: Policy Objectives, Infrastructure & Environmental Considerations and Socio-Economic Considerations.

Summaries have been provided to indicate what the key facts might mean in terms of the need for growth – and symbols have been used as follows to give a quick overview:

- **Supports the case for future growth**
- **No conclusion reached/neutral factor/further evidence required**
- **Suggests concerns over future growth**

### Launceston Overview:

The Launceston Community Network Area covers 15 parishes containing a range of settlements. The settlement pattern in this Community Network Area is characterised by a relatively large number of small settlements and a medium sized market town. The market town of Launceston is the main settlement within this area, and acts as the local service centre to the many smaller settlements in the area, as well as to the nearest settlements across the Devon border. Larger villages in the area include Altarnun/Five Lanes, Coads Green, Egloskerry, Lewanninck, North Hill, Petherwin Gate, South Petherwin, Stoke Climsland/Venterdon and Tregadillett.

In terms of landscape character, the high moor lands in the west have seen much plantation in the past, although now returning to moor; the northern area is a continuation of the mixed ancient and recently enclosed landscape of the Culm measures merging into the lands around Week St Mary; west of Launceston is an area with a survival of small-scale mediaeval field and settlement patterns, long narrow fields and narrow lanes; to the south, the land merges into the mining area around Stoke Climsland, Linkinhorne and Luckett.

This area is the historic gateway to Cornwall and roads both north-south and east-west focus on Launceston, with a legacy of associated structures and ephemera (bridges; embankments; signs; milestones etc.)

Launceston is significant to both Cornwall and Devon; a border town, isolated on its hilltop, but linked to other mediaeval centres at St Stephen and Newport; an iconic place with iconic views (enhanced by the broad, rolling landscape), and a sensitive landscape setting both inwards and outwards from the town. The urban environment in Launceston, Newport and St Stephen's is of the greatest significance - the castle town in particular vies with many other better known in England.

There are some large estates, ornamented and commercial forestry (Werrington), but much less than in some other areas.

The following section outlines key facts about the Launceston area, and provides the background information that has been used to produce the overall conclusions on what factors could promote or inhibit additional growth in the area.

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Version 1: December 2011
Section 1: Policy Objectives: this section identifies how the Launceston area can contribute towards achieving the key strategic ambitions for Cornwall as set out in Future Cornwall. In terms of the spatial strategy required to accomplish this, development is necessary to meet the needs of Cornwall’s communities for homes, jobs and access to our daily needs in a way that can improve our health. The role of the Core Strategy is to manage change and development pressures to enable and facilitate Cornwall’s wider objectives.

Housing Need: Key Facts
- The number of additional households created by population growth could be around 4,150 in the next twenty years. Many of these additional households will require new homes to be delivered.
- 38 affordable homes are required each year to meet need – 0.47% of households compared to 0.65% of households across Cornwall

<table>
<thead>
<tr>
<th>Growth Factor</th>
<th>The number of new households in the area is forecast to grow by over 4,000 over the next twenty years, and many of these household will require additional homes to be built. In addition there is a need for almost 400 additional affordable homes to be provided over the next ten years to accommodate those already in housing need.</th>
</tr>
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</table>

Housing Supply: Key Facts
- 8,491 dwellings in 2010 – 3.3% of Cornwall’s dwellings
- There has been a 29% increase in dwelling numbers (1991-2010 – average of 20% across Cornwall) equating to some 100 new dwellings per annum in the area.
- Work undertaken in the Town proposes that Launceston town could grow by up to 1,500 dwellings between 2010 and 2030. There is enough land identified in and around Launceston town for around 2,250 dwellings (380 plus 1,850). The surrounding rural area could accommodate around 400 dwellings. Information is not available on land availability in the smaller settlements in the area but past development rates would suggest that the modest levels of growth proposed can be accommodated.
- As at 31st March 2010 there were 120 dwellings under construction and 489 unimplemented planning permissions. If a figure of 1,900 dwellings for the area is chosen, 32% of this figure is already accounted for.
- About 2% of dwellings were registered as empty properties - Cornwall average 1.7% (2011) and 3.8% of properties were registered as second homes – Cornwall average 10.7%. These figures indicate that a slightly higher than average proportion of dwellings remain vacant, and that there is minimal competition from other types of dwelling occupiers – most dwellings are used by permanent residents. Some of the need for housing may be accommodated though bringing vacant properties back into use where appropriate.

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3 Cornwall Council (2010) PopGroup population and household projections
6 Cornwall Council (2011) Town framework plans – consultation draft
8 Cornwall Council (2011) Town framework plans – consultation draft
9 Cornwall Council (2011) Housing Land Availability
10 Cornwall Council (2011) Council Tax
Version 1: December 2011
The rate of new dwellings constructed in this area in recent times is at a higher level than the average across Cornwall, and this trend will need to continue to accommodate the additional population the area is predicted to grow by.

Land to accommodate around 2,200 homes has been identified in and around Launceston town indicating capacity for growth.

An amount of housing land may potentially be required in smaller settlements in the area (up to 400 dwellings) and this has not been identified at this stage, although past development rates would suggest this is achievable.

If the growth figure of 3,200 is chosen, about 1 in 3 of the dwellings required has already been accounted for through existing planning permissions.

The majority of new dwellings delivered in the area are likely to be used by permanent residents.

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**Economy and Regeneration: Key Facts**

- The Launceston area falls within the Launceston Travel to Work Area and as the only major employment centre in the TTWA are in Cornwall it dominates in terms of attracting employees and employment opportunities.
- The Launceston area produces just over 4% of Cornwall’s Gross Value Added figures.
- Launceston town and industrial estates are situated on the A30 at the ‘gateway’ into Cornwall and as a result have very good transport links out of the County.
- Scheme proposed for the development of Pennygillam Industrial Estate Phase 4.
- Scheme proposed to relocate a company from Gloucestershire to Launceston town.
- Around 2,900 jobs could be stimulated in the Launceston area over the next twenty years, comprising 400 office based jobs, 500 industrial based jobs and 2,000 jobs in the retail, leisure, education, healthcare and financial services sectors.
- This could potentially require an additional 9 hectares of employment land – approximately 7 hectares of undeveloped employment land is available in Launceston town.
- Launceston town is keen to support higher levels of employment growth than identified in the Cornwall Employment Land Review.

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**Community Aspirations**

- Enable the provision of affordable housing;
- Sustain and enhance Launceston town’s employment role, through the provision of employment sites and necessary infrastructure;
- Raise the quality and quantity of employment opportunities, including prioritising the use of brownfield sites for employment;
- 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;

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11 Cornwall Council (2011) Economic Development Intelligence Report (estimates)
14 Cornwall Council (2011) Town Framework Plans – consultation draft

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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;

- Tackle congestion in Launceston town;
- Improve surface water drainage in Launceston.
- Maintain and enhance the area’s heritage assets for the community’s benefit and to enhance the area’s tourism offer.

**Growth Factor**

<table>
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<tr>
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<tr>
<td>Growth is required to enable the delivery of affordable housing, and as grant support reduces there will be a greater reliance on affordable homes being cross subsidised as part of larger open market developments. The number of affordable homes that can be provided will be related to the number of total homes developed. High growth levels will enable the delivery of high numbers of affordable homes.</td>
<td></td>
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<tr>
<td>Planning for employment is required alongside the development of new housing and vice versa.</td>
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<tr>
<td>Access to community facilities and services is important, particularly for healthcare, and growth can maintain or enhance the viability of existing services.</td>
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<td>Growth could exacerbate congestion in the town unless measures are put in place to help alleviate the issues. New development in the area could support the development of alternative measures.</td>
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<tr>
<td>Growth may enable schemes to be developed that will help alleviate the problems of surface water drainage in the towns – they will not make the situation worse.</td>
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</table>

**Section 2: Infrastructure and Environmental Considerations:** This section aims to demonstrate the ability of the area to cope with additional development, and to identify where there are specific constraints that will need to be carefully managed or mitigated against.

**Infrastructure**

**Key Facts**

- Education – additional capacity is required to meet the need for primary age places in Launceston town, and a new school is proposed. Primary schools in the rural are close to capacity in some settlements (e.g. Stoke Climsland, North Petherwin) and have a significant amount of capacity in other settlements (e.g. Werrington, Tregadillett, Boyton). Capacity for secondary school places in the area can be accommodated in the short to medium term at Launceston College – this position will need to be reviewed once more certainty on the scale and distribution of growth is achieved. The development of a remote access higher education learning centre is proposed at Dunheved House.

- More work needs to be done to assess the capacity of existing utilities (i.e. water, sewage, electricity, gas) to meet proposed growth.

- Launceston town has a good range of spaces available to residents including allotments, sports pitches, children’s equipped play areas, informal green space and indoor sports facilities. Many of the settlements in the rural area include some small equipped play areas, informal green space and sports pitches. More work needs to be undertaken to assess the capacity of existing sports, green and open space, and the requirement for additional space to meet the levels of growth proposed.

- Healthcare – residents can access their main healthcare providers in Launceston town (doctors, dentists, opticians, chemists and Launceston Community Hospital) and there is a part time doctors’ surgery in Lewannick. It is estimated that up to five additional doctors may be required in the Launceston area depending on the level of growth proposed.

- A new household waste recycling centre is required in Launceston town.

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16 Cornwall Council (2011) Draft Infrastructure Delivery Plan Schedules
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• Crematoria and Cemeteries – crematoria capacity is sufficient to meet demand over the next twenty years whichever level of growth is proposed. There is concern locally about the capacity of burial space and work in being undertaken to assess need\textsuperscript{17}.

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<th>Launceston town residents have access to a wide range of infrastructure, and growth will help maintain or enhance these services and facilities.</th>
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<td>Congestion is an issue in the town centre and the Newport area, and additional housing development will increase the pressure unless mitigation works are put in place.</td>
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<td></td>
<td>Rural residents in the area have access to some infrastructure and additional growth may help maintain these services and facilities. Rural residents will always need to travel to Launceston or other urban areas to access key services and facilities.</td>
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<tr>
<td></td>
<td>New development in the area will require additional infrastructure to be delivered, particularly in terms of primary age education, healthcare and improved public transport options.</td>
</tr>
</tbody>
</table>

**Transport Links & Accessibility: Key Facts**

• Launceston town is on the strategic road network (A30) and has good access out of County. Other settlements in the area generally have good access to this network.
• No mainline rail services – nearest access is over 20 miles away from Launceston town.
• Launceston town has a good travel to work bus service\textsuperscript{18} to key centres such as Plymouth. Traffic congestion in Launceston town is an issue, and relief road schemes have been proposed for Kensey Valley and Newport. Improvements are required in terms of cycling and pedestrian routes in Launceston town.
• Settlements in the rural area have limited bus services and the majority do not have access to a travel to work bus service, resulting in a high dependency on private transport.

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<td>Good public transport links are available between Launceston town and other key urban settlements, and an appropriate level of growth will help maintain and enhance the current level of service, and may help reduce the amount of subsidy required to currently run these services.</td>
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<td>Public transport is an issue in the rural area, and many residents are reliant on private transport to access employment and other key services and facilities. Growth may exacerbate this problem and increase the use made of private transport, or it could improve the viability of public transport options and facilitate the provision of additional or more frequent bus services.</td>
</tr>
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**Environment: Key Facts**

• A large part of the Launceston area (Bodmin Moor and Tamar Valley) is designated as Areas of Outstanding Natural Beauty and Sites of Strategic Scientific Interest. Part of Cornwall’s World Heritage Site falls within the Launceston area\textsuperscript{19}.
• Important landscape designations in the area are identified on the map below:

\textsuperscript{17} Cornwall Council (2011) Town Framework Plans – consultation draft
\textsuperscript{19} Cornwall Council (2011) Geographic Information System

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The Launceston area is divided into six landscape type areas\textsuperscript{20}.

Flood Risk & Mitigation – work needs to be undertaken to understand these issues in the Launceston area. Proposed are schemes at Newport and for Altarnun Stream\textsuperscript{21}.

Historic Environment – major heritage at risk has been identified as the Congregational Chapel and 13 High Street in Launceston. Studies are required on the Launceston town streetscape, links to the World Heritage Site, conservation areas, historic landscape character reviews, highway heritage assets and Cornish character\textsuperscript{22}.

Significant parts of the area fall within nationally recognised landscape and historic character designations. New development has to be carefully planned to minimise its impact.

Flooding is a concern in some areas and mitigation works may be required in or as a result of new developments.

Section 3: Socio-Economic Considerations: this section aims to identify what socio-economic factors in the area exist that would indicate either a need for growth to meet future needs or which suggest a limited level of growth is required.

Population: Key Facts

- Population\textsuperscript{23} of 18,200 (2008) – 3.4\% of Cornwall’s population
- Population growth rate\textsuperscript{21} 2001-2008 higher (11\%) than the Cornwall average (6\%)
- Population by age\textsuperscript{21} similar to Cornwall average, although there are slightly higher proportions of the population in the 0-14 and 40-54 age groups
- Based on current trends, the population could increase by around 7,000\textsuperscript{24} (35\%) between 2010 and 2030.

\textsuperscript{21} Cornwall Council/Environment Agency (2011) Draft Infrastructure Delivery Plan Schedules
\textsuperscript{24} Version 1: December 2011
By 2030, 30.2% of the population could be aged 65 or more compared to 30.8% across Cornwall\textsuperscript{25}.

Current dependency ratio\textsuperscript{21} of 67.5 - lower than Cornwall average of 72.2 (less people in the younger and older age groups that need supporting by the working age population)

The Launceston area accounts for about 8% of Cornwall by area\textsuperscript{21} (28,679 hectares).

Population density of 0.6 persons per hectare\textsuperscript{21} compared to the Cornwall average of 1.5 persons per hectare.

The population of the area could grow by around 7,000 over the next twenty years if current trends continue, and a significant number of new homes will need to be provided to accommodate this increase in population.

The area has experienced significantly higher levels of growth than on average indicating that it is likely to be an area able to cope with future demand for housing.

This is a large, sparsely populated area, with a population density half that of the Cornwall average, and any additional population will be spread across the area – apart from Launceston town no settlement stands out as being able to accommodate significant levels of growth.

There is a good balance in the population between working age people and the more dependent younger and older age groups.

The main employment sectors in Launceston town are manufacturing and wholesale & retail trades/repair of motor vehicles\textsuperscript{26}.

The main employment sectors outside of Launceston town are agriculture/hunting & forestry, manufacturing and wholesale & retail trades/repair of motor vehicles\textsuperscript{24}.

Manufacturing is proving more resilient in Cornwall when compared with the performance of the sector across the South West\textsuperscript{27}.

Recent work\textsuperscript{28} looking at the levels of qualifications by parliamentary constituency identifies that the North Cornwall area as being in the lowest quintile where 1 in 5 people have no qualification.

The Job Seekers Allowance\textsuperscript{29} claimant rate for the area has increased from 1.7% of the working age population in January 2007 to 2.5% in January 2011 (low season – Cornwall average 2% and 3% respectively). The rate changed from 1.3% in July 2007 to 2.1% in July 2011 (high season – Cornwall 1.3% and 2.2% respectively). The current rate (May 2011) stands at 2.7% of the working age population compared to 2.6% on average across Cornwall.

There is a fairly limited range of employment sectors in the area, many of them tend to be low paid and if any one sectors fails it could have serious implications.

Agriculture is important in the rural areas around Launceston Town and there may be an impact in terms of competing land uses for agriculture and new development (particularly on the highest quality agricultural land).

Local Skills levels are an issue.

The number of people claiming Job Seekers Allowance is usually similar to the average across Cornwall, although it tends to be lower in the winter months indicating the area is not as affected by seasonal employment as other areas. Growth may help improve issues of seasonal employment if it is accompanied by enhanced employment opportunities.

\textsuperscript{24} Cornwall Council (2010) PopGroup population and household projections


\textsuperscript{28} Cornwall Council (2011) Economic Development – no qualifications

\textsuperscript{29} Cornwall Council (2011) Economic Development using NOMIS Claimant Count data

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Viable Places - Settlement Functionality\textsuperscript{30}: Key Facts

- Main settlement is Launceston – categorised as Category B settlement which are classified as market and coastal towns that are locally significant and contain a good range of housing, employment, and community facilities and services.
- Category D settlements are smaller settlements that perform an important role in their local areas, i.e. ‘rural service centres’ – Stoke Climsland/Venterdon, Lewannick, Altarnun/Five Lanes/Trewint and South Petherwin.
- Category E settlements are those that include either a primary school or a general store – Boyton, Egloskerry, Lady Cross/Yeolmbridge, Coads Green, Tregadillett, Petherwin Gate and Trekenner.
- Other settlements do contain some key facilities such as a travel to work bus service and a meeting place – Treburley.
- Work is underway to understand how some villages could work together to provide services and facilities to local residents - a ‘cluster’ – and in this area there are some potential clusters already identified – Altarnun with Five Lanes & Trewint and Treburley with Trekenner & Lezant.

There is a good mix of settlements in the area and an appropriate level of growth can help maintain and enhance the viability and resilience of existing communities.

Launceston town is the main urban centre in the area and it has a good range of services and facilities available to meet the needs of the current and future populations and can accommodate a significant proportion of the growth allocated to the area.

There is the potential to ensure better access to services and facilities through the identification of ‘clusters’ – and Altarnun with Five Lanes & Trewint and Treburley with Trekenner & Lezant are identified as potential clusters.

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Retail\textsuperscript{31, 32}: Key Facts

- Almost three-quarters of residents in the area do their main food shopping in Launceston town. The Co-op store is the main store in the town centre – out of town stores are Co-op, Lidl and Tesco.
- Launceston town contains a small number of multiple retailers, the majority being independent retailers.
- Small but increasing number of vacant premises in the town centre.
- There were no retailer requirements recorded for Launceston town in October 2010.
- The Launceston area could accommodate between 2,800 and 3,900 sq m of convenience floorspace and 5,900 and 8,400 sq m of comparison retail floorspace.
- Plymouth is the shopping centre that more people in this area use for clothes and other personal goods.
- Launceston town is the shopping centres chosen for DIY and household goods in this area.
- 87% of residents in the area considered Launceston town to be their main shopping centre. 57% liked Launceston town because it was near and/or convenient - a third did not dislike anything about the centre although 24% didn’t like the selection of shops available.
- Launceston town is very accessible by private car (A30) although traffic through the town centre can be an issue. The main bus terminus is close to the town centre.
- A large number of villages\textsuperscript{33} in the area include retail outlets such as general stores and post offices – these can provide many of the services residents require on a daily basis.

\textsuperscript{30} Cornwall Council (2011) Settlements: Hierarchy and Settlement Category - \url{http://www.cornwall.gov.uk/default.aspx?page=22887} \hfill
\textsuperscript{31} Cornwall Council/GVA Grimley (2009) Cornwall Household Retail Telephone Survey \hfill
\textsuperscript{32} GVA Grimley (2010) Cornwall Retail Study - \url{http://www.cornwall.gov.uk/default.aspx?page=26564} \hfill
\textsuperscript{33} Cornwall Council (2011) Settlement Profiles - \url{http://www.cornwall.gov.uk/default.aspx?page=22887}
### Growth Factors – Launceston Community Network Area

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<td>Launceston town is performing relatively well, although the town centre is constrained in terms of topography, congestion and regeneration opportunities. Additional development could increase the pressure on the town centre unless mitigation works are put in place.</td>
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<td>Some daily retail needs of residents can currently be met locally in a number of smaller settlements in the area, and an appropriate level of growth can help maintain these facilities.</td>
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#### Deprivation:

- The English Indices of Deprivation combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation. These Indices have been produced at a Lower Super Output Area level, of which there are 32,482 in England.
- In terms of the overall Index of Multiple Deprivation, no areas in the Launceston area appear in the most deprived quintile across England.
- In terms of income deprivation, 1 area in Launceston town appears in the most deprived quintile across England.
- In terms of employment deprivation (conceptualised as involuntary exclusion of the working age population from the world of work), no areas in the Launceston area appear in the most deprived quintile across England.
- In terms of education, skills and training deprivation, relating to a lack of attainment among children and young people, and a lack of qualifications in terms of skills, 1 area in Launceston town appears in the most deprived quintile across England.

| Growth Factor | There is an area in Launceston town that appears in the most deprived quintile in terms of deprivation. Growth and regeneration can improve levels of deprivation by giving people the training to find higher skilled and better paid jobs by enhancing training and employment opportunities in an area. The proposed regeneration initiatives and development could provide residents with the training and employment opportunities required to raise deprivation levels in the area. |

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Version 1: December 2011
## Summary:

### Policy Objectives

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<td>Housing Need and Supply</td>
<td>The number of new households in the area is forecast to grow by over 4,000 over the next twenty years if current trends continue, and many of these households will require additional homes to be built. In addition there is a need for almost 400 additional affordable homes to be provided over the next ten years to accommodate those already in housing need. Land to accommodate around 1,500 homes has been identified in and around Launceston town indicating capacity for growth. Housing development in the area is likely to be predominately taken up by permanent residents.</td>
</tr>
<tr>
<td>Economy &amp; Regeneration</td>
<td>Launceston town is situated on the A30 and has very good links out of the area to the rest of the UK. The Launceston area appears to be producing just over 4% of Cornwall’s GVA from just over 3% of Cornwall’s population, indicating that it is a good location for improving Cornwall’s overall economic output.</td>
</tr>
<tr>
<td>Community Aspirations</td>
<td>Growth can help deliver many of the aspirations of local communities in the area.</td>
</tr>
</tbody>
</table>

### Infrastructure and Environmental Considerations

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<td>Infrastructure</td>
<td>Launceston town residents have access to a wide range of infrastructure, and growth will help maintain or enhance these services and facilities. Congestion is an issue in the town centre and the Newport area. Rural residents in the area have access to some infrastructure and additional growth may help maintain these services and facilities.</td>
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<td>Transport Links &amp; Accessibility</td>
<td>Launceston is strategically placed on the A30 ‘gateway’ to Cornwall and growth will enhance the Town’s role as a key employment centre in the East of Cornwall. Good public transport links are available between Launceston town and other key urban settlements. Public transport is an issue in the rural area, and many residents are reliant on private transport to access employment and other key services and facilities.</td>
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<tr>
<td>Environmental Considerations</td>
<td>Significant parts of the area fall within nationally recognised landscape and historic character designations. New development has to be carefully planned to minimise its impact. Flood risk and mitigation are issues that need careful consideration.</td>
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</table>

### Socio-Economic Considerations

<table>
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<td>Population</td>
<td>The population of the area could grow by around 7,000 over the next twenty years if current trends continue, and a significant number of new homes will need to be provided to accommodate this increase in population. There is a good balance in the population between working age people and the more dependent younger and older age groups.</td>
</tr>
<tr>
<td>Employment &amp; Jobs</td>
<td>Employment is the area tends to be in sectors that are traditionally low paid. Agriculture is important in the rural areas around Launceston Town. Unemployment levels are generally in line with the Cornwall average. Skills levels are an issue.</td>
</tr>
<tr>
<td>Viable Places – Settlement Functionality</td>
<td>An appropriate level of growth can help maintain and enhance the viability and resilience of existing communities. Launceston is the main urban centre in the area and it has a good range of services and facilities available to meet the needs of current and future populations.</td>
</tr>
<tr>
<td>Retail</td>
<td>The majority of residents in the area consider Launceston town to be their main shopping centre for a range of goods, and growth will help maintain and enhance the quantity and quality of the retail offer in the Town. Launceston town is performing relatively well. Some daily retail needs of residents can currently be met locally in a number of smaller settlements in the area - an appropriate level of growth can help maintain these facilities.</td>
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<td>Deprivation</td>
<td>There is an area in Launceston town that appears in the most deprived quintile in England in terms of deprivation. Growth and regeneration can reduce deprivation by giving people the training to find higher skilled and better paid jobs by enhancing training and employment opportunities in an area. The proposed regeneration initiatives and development could provide residents with the training and employment opportunities required to raise deprivation levels in the area.</td>
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