



## 8. Employment & Housing

### THE ISSUES

- ✓ The need to encourage other sources of employment to the town
- ✓ A Job Centre service in Callington
- ✓ Affordable Housing for Local People
- ✓ EXPANDING THE INFRASTRUCTURE before the construction of more dwellings

### ISSUE Sources of Employment

8.01. Two main issues in the survey were the lack of employment in the town and the fact that a large percentage of the population work for one large employer.

8.02. There were many comments about there not being sufficient high quality jobs within Callington. Many people have to commute to Plymouth or much further afield. This increases traffic levels on the A388 and is not sustainable in the long term. Many youngsters are unable to find a job in the vicinity of the parish and end up moving away from the area.

*Ginsters Factory off Tavistock Road*



8.03. The main employer in the town is Ginsters. Callington is very fortunate to have a large employer in the town but it does leave the town in a very vulnerable position should the factory decide to close or relocate. Ginsters is no longer managed by a local family and whilst it is hoped that the company will never consider making the Cornish pasty out of Cornwall, the future cannot be predicted or be considered certain.

8.04. For the reason given above and in order to develop a sustainable economy it is necessary to increase the job opportunities in the town.

*"Any expansion to the employment opportunities has to be good for the town."*

*"Local employment very limited. Would love to work in Callington but no jobs, the financial problems may mean me moving out of Callington closer to work!"*

*"Need to be able of provide higher paid employment in the area."*

*"Not enough employment for school leavers."*

*"Wages are very low and very little employment opportunities."*

*"There seems to be very little employment locally for the young people wanting to stay in Callington. People can't afford to stay if the wages stay low."*

*"Only one major employer in the area leaves Callington very vulnerable."*

8.05. A need was also indicated for different sized industrial units. There is a reasonable selection of small industrial units, but when businesses become successful and want to expand they have to move out of the town due to a lack of medium sized units.

## ISSUE Job Centre Service

8.06. Some comments revealed a problem in getting to job centres. This was often difficult for the unemployed who had to rely on public transport.

*"A local job centre is needed."*

*"Need for a job centre as nearest is Saltash and too far"*

## ISSUES Housing

8.07. Callington has been the subject of housing expansion for the last thirty years, with large developments being constructed at Westover, between Tavistock & Southern Road, Broadmead, and to the south East of the Community College. Recent developments are off Southern Road near the Liskeard roundabout and off Launceston Road. Many people commented that they thought Callington had enough housing but that more affordable housing for local people would be acceptable. Fortunately Callington does not suffer with an influx of second homes purchases, only two persons answering the survey stated that Callington was not their main home.

*"A little extra housing to meet needs of local people - or we will become a Plymouth dormitory."*

*"Affordable buy = less than £75,000."*

*"Affordable housing for young locals not high prices for people out of the area."*

However the knock-on effect raises the prices higher and higher and well out of reach of any people earning the average Cornish wage.

8.08. The problem of affordable housing has achieved national prominence not only in the South West but also in other 'desirable' areas of the country. How to keep houses affordable and for local people are decisions that are being tackled by local authorities and housing trusts.



*Broadmead, a housing development of bungalows built in the 1970's*

## ISSUE Expanding the Infrastructure

8.09. A major issue for many residents was the need to expand the infrastructure before any more houses are built. In relation to employment many people saw the upgrading of the road transport system as vital in order to attract more businesses to the town.

8.10. Improvements to the Health Centre, the transport system and the centre of town have already been dealt with in the respective sections. The following comments below reflect the considerable concern there is on this subject.

*There is a deep concern about the infrastructure not being able to cope with any more housing.*

*"Already been a housing explosion in Callington and Kelly Bray and the current infrastructure cannot cope. Council needs to look at plans more carefully in future."*

*"An increase to the housing developments would need better services."*

*"Area can't cope with more houses; sewage, healthcare, schools."*

*"At present town has not enough jobs and services to cater for more people. If town centre was improved so people want to use it and traffic flow improved then perhaps more houses could be built."*

*"Before any houses are built the infrastructure needs to be developed to cope with the extra people and the resulting factors."*

*"Ensure infrastructure is sufficient if more houses are to be built"*

*"Get infrastructure to cope with present demand before more housing is built!."*

## THE VISION

- ✓ A wide range of employment & business opportunities
- ✓ A Job Centre service in Callington
- ✓ Opportunities for local people to be able to purchase affordable housing.
- ✓ The establishment of a sound infrastructure to enable sustainable expansion

## ACHIEVING THE VISION

**SOLUTIONS** A wide range of employment & business opportunities

8.11. Unfortunately the town has little control over the business and employment facilities that are available. Much of this depends on private enterprise and individual initiatives. The Town Council itself does not own any land that can be made available for such purposes.

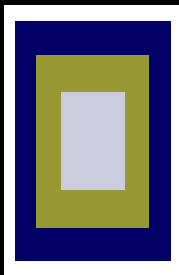
8.12. However the town can have an influence and be a proactive force in trying to get the improvements required to make the town more attractive to businesses and employers. Previous chapters have already indicated suggestions to improve the appearance and the transport problems of the town. Whilst they will not happen overnight, and some may fail due to lack of funding, at least a clear vision is now available.

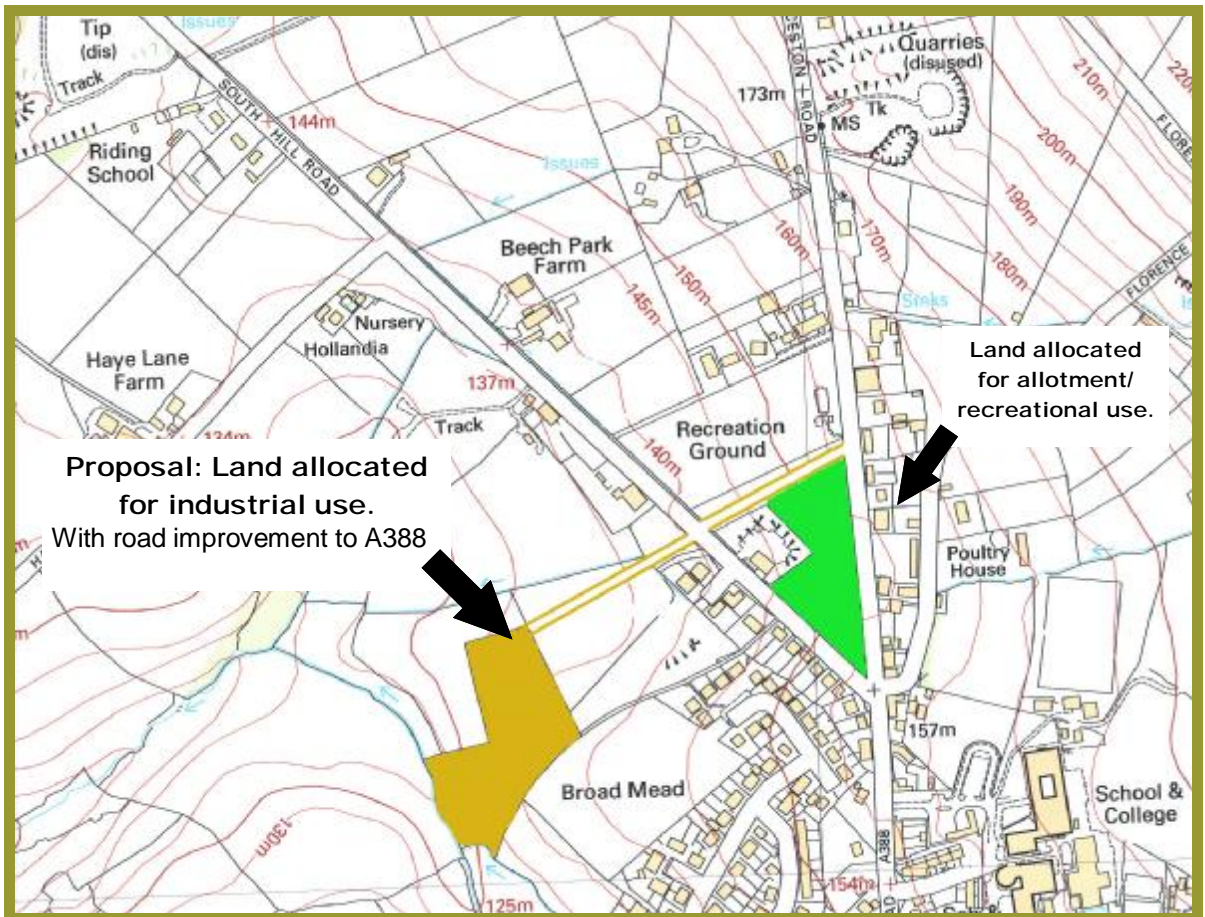
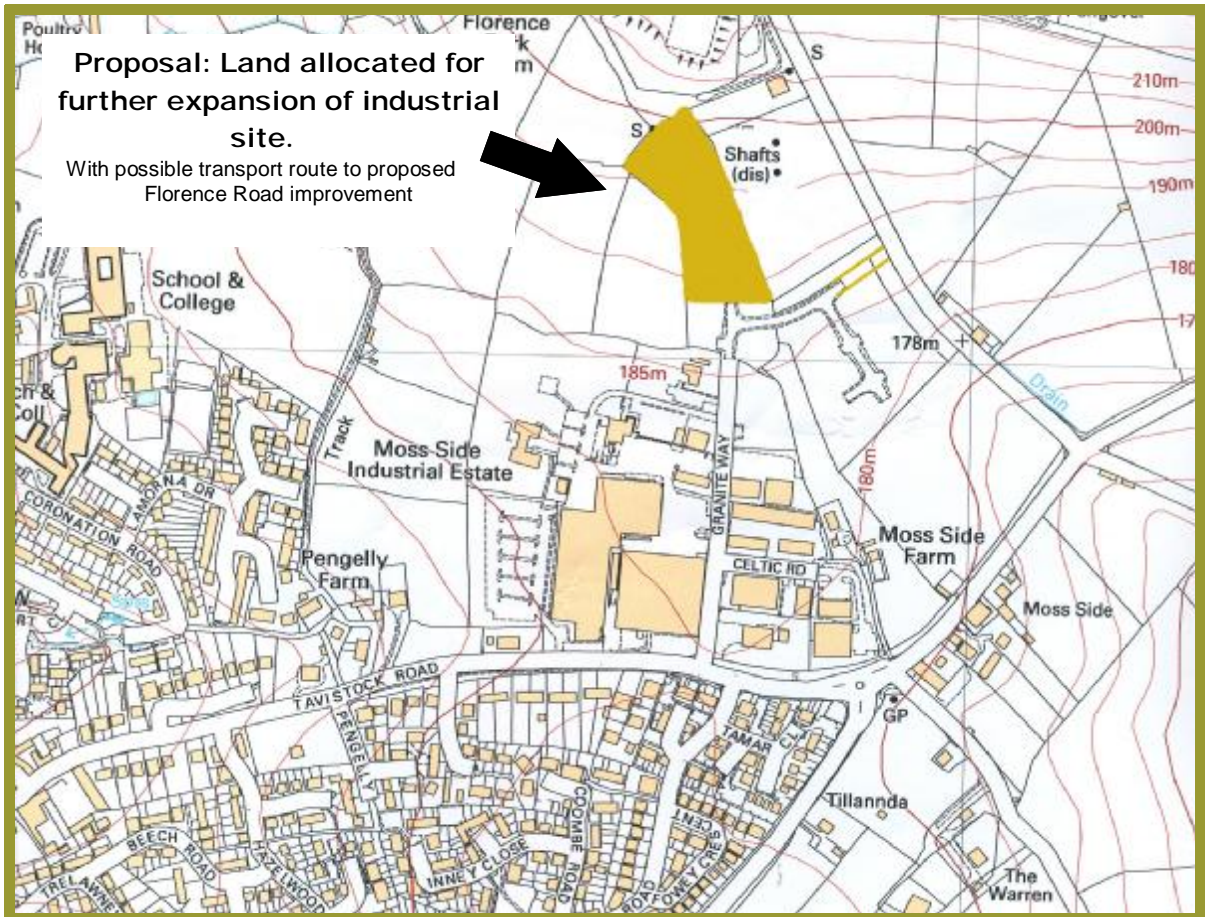
8.13. Sites need to be identified for the construction of medium sized industrial units to provide alternative employment. As Ginsters, in line with their expansion policies are buying up options on units at Moss Side, it is felt imperative that units are established in another location. This Town Council will therefore be proactive in trying to get an alternative site allocated for development. Such a site has been identified off South Hill Road. It is on contaminated land not suitable for residential development but it should attract government grants to develop it. It could also have easy access to the A388 by taking a road across to the west of the fire station, thus avoiding the existing junction at the brow of the hill.

8.14. Within the town there is also a very limited supply of office space which is only in small single units. Caradon's new small units at Tinnars Way are an excellent example of sustainable units, but the speed with which they were allocated is an indication of the need for more of these units as well as larger ones.

### POLICY STATEMENT

The Town Council strongly recommends the allocation of a new industrial site specifically for medium sized industrial units and office accommodation.





## SOLUTIONS Job Centre

8.15. Job Centres are not funded by either the Town Council or the District Council and whilst the Town Council would consider some provision for such a service this is not likely, especially as there is already a Job Centre facility at the Community College Library . Obviously more publicity is needed to make people aware of this service.

*There is already a Job Centre facility available at the Library and a new facility may shortly be available at the Town Hall*

8.16. The introduction of a video conferencing facility at the Town Hall may soon provide another alternative, which will eliminate the need to travel. Such a facility could also prevent the requirement to travel to sign on for benefits.

## SOLUTIONS Affordable Housing

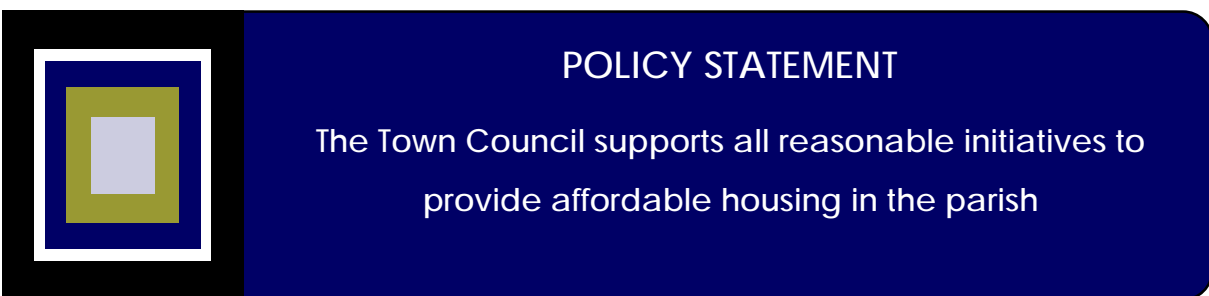
8.17. **Affordable Housing.** In response to public demand and as a result of responses in Town and Parish Plans, the District Council have made the provision of affordable housing their number one priority. At present 30% of all residential developments must be low cost housing limited to local occupation, this number will increase to 40% shortly. Housing Associations or Registered Social Landlords manage these properties and many are for rent, however there is a limited number for sale with shared equity. This system allows people to start to purchase their house [they can start by buying 25% and move up to purchasing 80% of the property]. This can provide an



*The new estate off Southern Road has some affordable homes, both rented and shared equity.*

invaluable step onto the property ladder at a later stage and also ensures that the property goes back to the Housing Trust when families move on. Unfortunately houses may never be 'cheap' but new low cost and environmentally friendly ways of constructing dwellings are being investigated at present.

8.18. Affordable housing has already been incorporated in the development by the Liskeard roundabout and more are planned for the developments off Launceston Road and a new developments at Kelly Bray and Bowling Green.

A graphic with a dark blue background and rounded corners. On the left is a square icon with a white border, a blue border, and a light blue center. To the right, the text "POLICY STATEMENT" is written in white, bold, uppercase letters. Below it, the text "The Town Council supports all reasonable initiatives to provide affordable housing in the parish" is written in white, lowercase letters.

**POLICY STATEMENT**

The Town Council supports all reasonable initiatives to provide affordable housing in the parish

**SOLUTIONS A sound infrastructure for sustainable development**

8.19. Housing Policies. Although the government is placing greater emphasis on community involvement in planning procedures, it does not allow the local community any say in where large new housing developments go. Caradon District Council at one time proposed to have over 800 new houses in Callington, this was overruled by the South West Assembly. Perhaps this breathing space will allow Callington a chance to improve its infrastructure.

8.20. This survey has revealed a need for solutions to the following infrastructure weaknesses:

- ▼ A town centre in need of regeneration
- ▼ A chaotic transport & parking system in the centre of town
- ▼ A Health Centre that urgently needs to expand
- ▼ A by-pass needed
- ▼ More local quality employment

8.22. All these topics have been covered in the plan under their specific headings and where change is a possibility proposals for change have been put forward.



## 9. The Future

9.01. This Plan is seen as the start of a process to achieve solutions to the problems that have been highlighted and to take action on initiatives to improve the quality of life of all parishioners. Some solutions have already happened since the production of the questionnaire, some will happen in the next year and others may be longer term projects involving applications for large amounts of funding.

9.02. Since the survey results were received the Town Council has already acted on some of the suggestions:

- ✓ A 'safe' footway in front of the Coachmakers and the new houses is under construction.
- ✓ The Town Council has taken over the planting of St Mary's Close and two other small areas in the town
- ✓ A Youth Shelter has been purchased and will soon be erected at the new Skate Park in Saltash Road
- ✓ A Police Community Support Officer is being partly funded by the Town Council
- ✓ The town has supported the implementation of a Dispersal Order in the town centre
- ✓ The Town Council has advertised the Leisure Centre activities in the new Residents Handbook
- ✓ The Town Council has published an updated Mural Walk and contributed to the Callington Walks leaflet
- ✓ Photographs of all Town Councillors are available in the Town Hall entrance and on the web site.
- ✓ The *Callington News* has been enlarged and now includes some adverts—supporting local business.
- ✓ A public notice board has been provided on the Town Hall
- ✓ A considerable increase in floral displays is planned by the Town Council.

9.03. Other actions 'in the pipeline' are:

- ✓ The Town Council is investigating the possibility of a Youth Café as part of the Town Hall complex
- ✓ A bid is being put in for grant funding towards a Heritage Trail

- and enhanced Museum facilities
- ✓ A walks leaflet for the new Cycleway/footpath is being designed,
- ✓ An accommodation leaflet is being considered
- ✓ A video conferencing facility will be available in the Town Hall

9.04. This Plan has been a team effort that has given every single person in the parish several opportunities to make their views known. Whilst the Town Council itself can do a lot towards moving the suggestions forward, it can only do it with the backing of the parish. Every single person in the parish has a responsibility towards other inhabitants. Each person can play a part by ensuring they never drop litter, immediately report any crime or vandalism, never park in hazardous manner , never drive over the speed limit, etc.

TOGETHER WE CAN MAKE CALLINGTON A BETTER PLACE.