

Callington Town Plan

SURVEY RESULTS

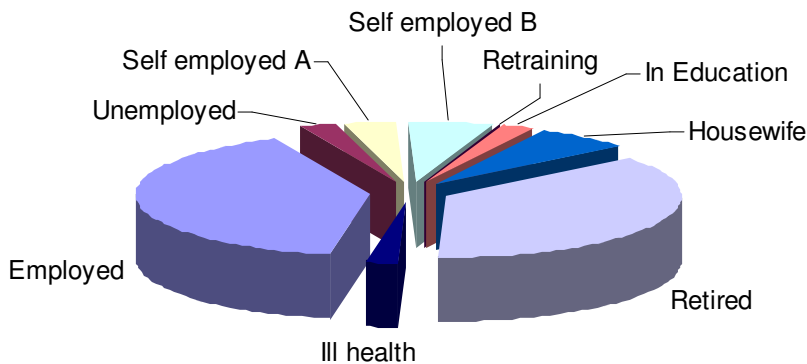
FOR THE SECTION ON 'EMPLOYMENT & HOUSING'.

Blue italics denotes comments made by respondents.

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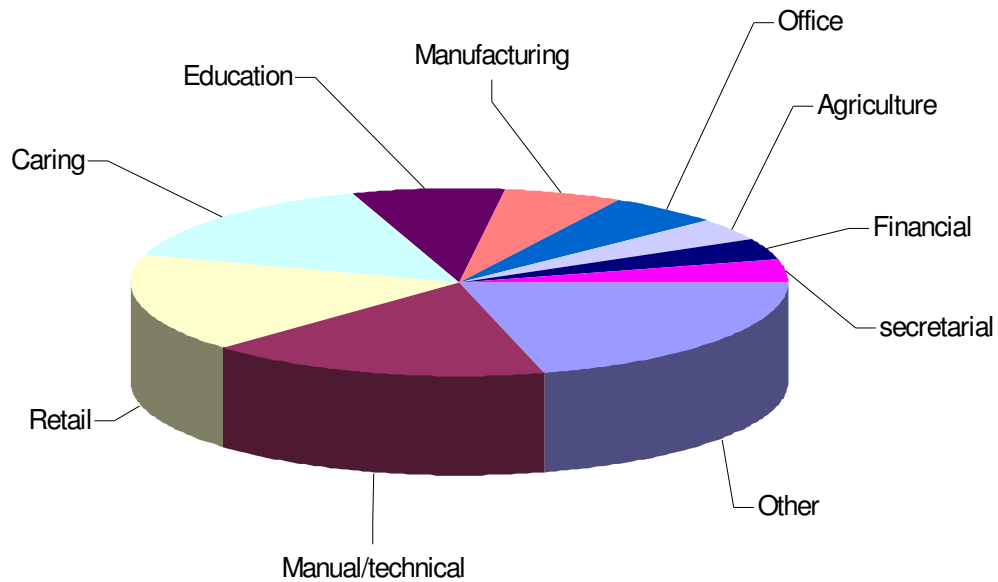
Employment

Amongst the respondents slightly more were in employment than were retired [544 compared to 488]. Eighty-seven people considered that they were full time housewives or househusbands. Seventy seven people were self employed and not employing anyone [Self-employed A in chart below], with forty eight being self employed and employing others [Self-employed B in chart below],. Thirty-three were unemployed, thirty were in full time education and twenty nine were permanently unemployed due to ill-health. Two were in government retraining schemes.



Of thirty eight people who were not in paid employment 21 were seeking part time work and seventeen wanted full time work.

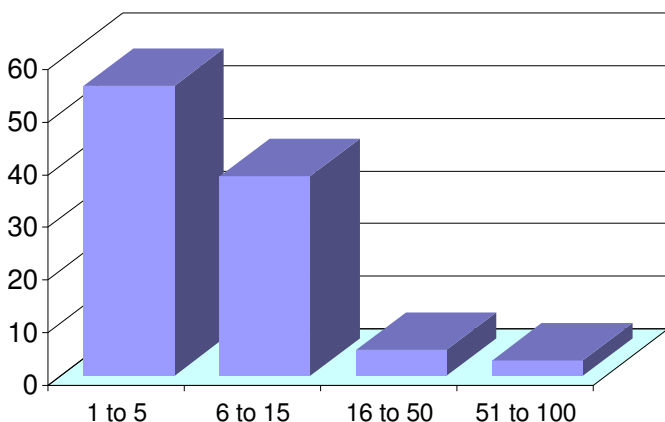
When asked what sector people were seeking employment in, nine wanted employment in the manual and technical sector. Nine were looking for employment in the retail sector, eight in caring services, four in education, three in manufacturing, three in offices and two each in agriculture, financial sector and in a secretarial role. There was one person seeking employment in each of these sectors; Tourism, Transport, Catering, IT, Scientific, Social Work, Sport And Leisure, and Veterinary. 11 other types of employment were mentioned.



Local Business

One hundred and nine respondents ran their own businesses and seventy-three were in Callington with thirty-six businesses being outside the town.

The majority of businesses, fifty-five, employed five persons or under, thirty-eight businesses employed between six and fifteen persons, five businesses had sixteen to fifty employees and only three businesses employed between fifty-one and one hundred persons.

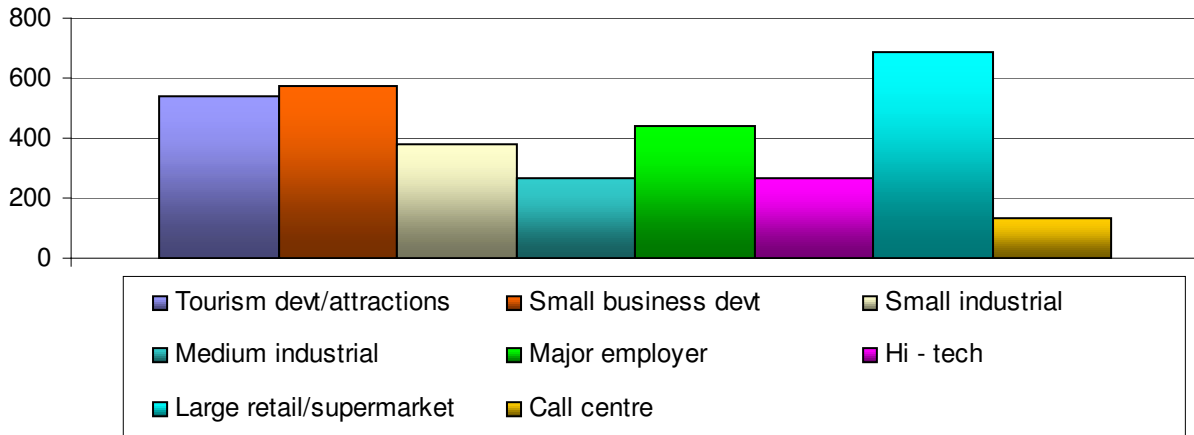


When the self-employed persons who ran a business were asked if there were enough business units in Callington suitable for their business twenty-eight thought there were and seventeen said 'No'.

When asked what size units were required eight different suggestions were made ranging from 20x20 to 10,000 sq.ft. and 'bigger'.

All respondents were then asked what types of business should be encouraged in and around Callington and Kelly Bray. The most favoured was a large retail outlet or a supermarket, with small business developments and tourism developments and attraction almost as popular. Many felt another major employer was needed whilst others felt that more small industrial units were preferable.

Q42: What businesses should be encouraged?



Further Comments on Employment

Many people took the opportunity to make comments on the subject of employment with over thirty two comments made relating to jobs and salary. Quite a few mentioned the need for a Job Centre in Callington.

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

Callington could do with its own job centre.

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!

More jobs for mums during school hours

Need more full time work not part time

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

Not enough employment for school leavers

Nothing for my 3 children so they have left the area

There is not a lot of full time employment on offer

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.

Seven comments related to Ginsters and the fact that they are the only major employer in the area.

*Only one major employer in the area leaves Callington very vulnerable.
Thank God for Ginsters!
Too much dependence on one major employer which is of concern.*

Six comments related specifically to businesses.

*Employment will increase if we raise the standard of the town. Make a better setting and more people will want to come and stay.
More industry in Callington would keep more people in Callington*

Six comments relating to tourism or the need for a hotel.

*Callington would benefit from a hotel development.
Need to make more of Kit Hill and attract tourists and therefore jobs.
Tourism is low paid seasonal work, we want to encourage more skilled jobs.*

Views on the impact of another supermarket varied.

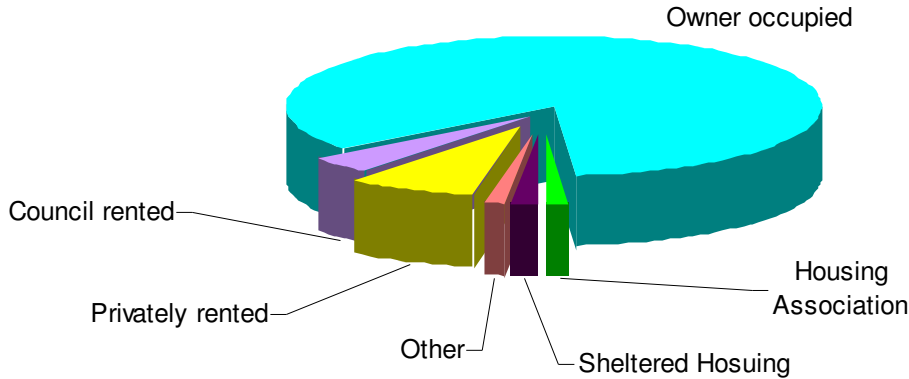
*A large retail or supermarket would kill the town centre
A large supermarket would provide cheaper prices and employ local people.*

This is a cross section of some of the more general comments made on the subject of employment.

*Saltash, Launceston, Plymouth and Liskeard are near enough to provide jobs-
Saltash has already been ruined- why do the same to Callington?
A holistic view must be taken to match employment needs with service provision,
the environment, transport and even housing,
Any further development for employment needs to be facilitated by radical
upgrading of all main roads. No company will invest in Callington if transport is
hindered by a poor quality outdated road system.
Anything that stops commuter miles would be beneficial. Improve local service
with more money in the community.
Too much piecemeal development. Decide on an area for industrial units and stick
to it.*

Housing

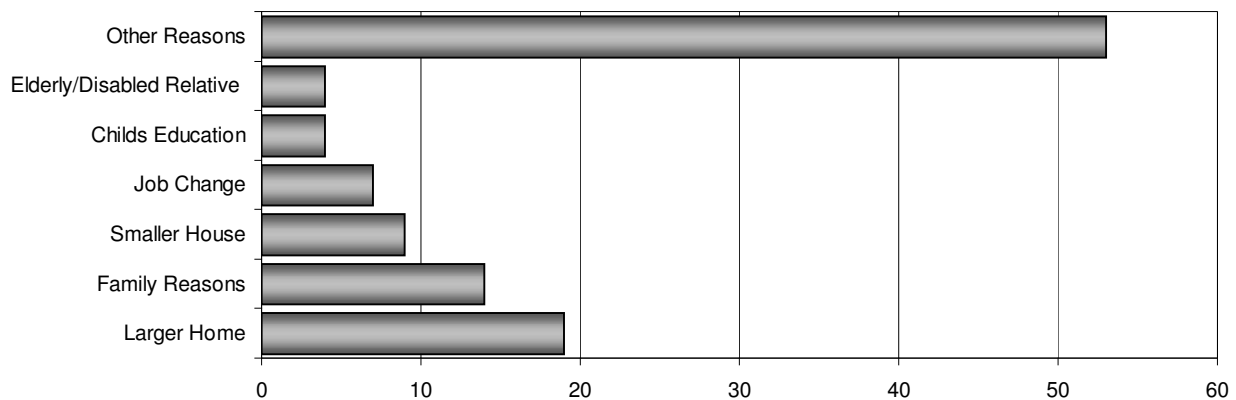
Eight hundred and sixty two households answered the question asking what type of property they had. Not surprisingly the majority owned the property they occupied. The next largest sector was those in privately rented property.



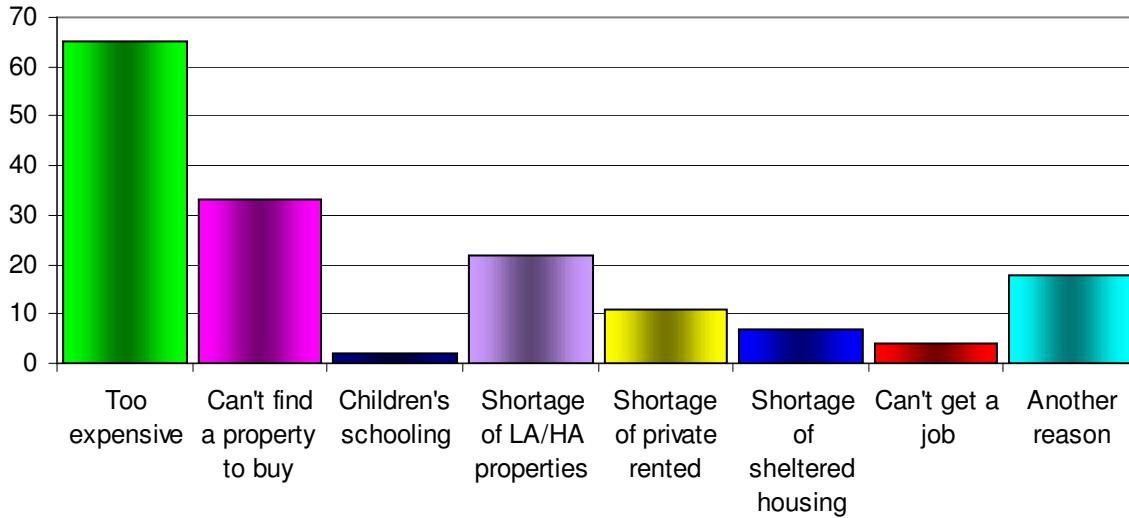
A total of 111 people said that someone in their home was looking for alternative accommodation. In fifty-one cases the whole family was looking to move. Forty-five sons or daughters were wanting to move, five parents were looking to move and twelve 'other' persons in the family wanted alternative accommodation. When asked which areas they were looking in, the following responses were received

Callington & Kelly Bray	48
Local villages and rural areas	25
Elsewhere in Cornwall	7
Out of Cornwall	8
Plymouth or Saltash	6
South West	3
Abroad	5

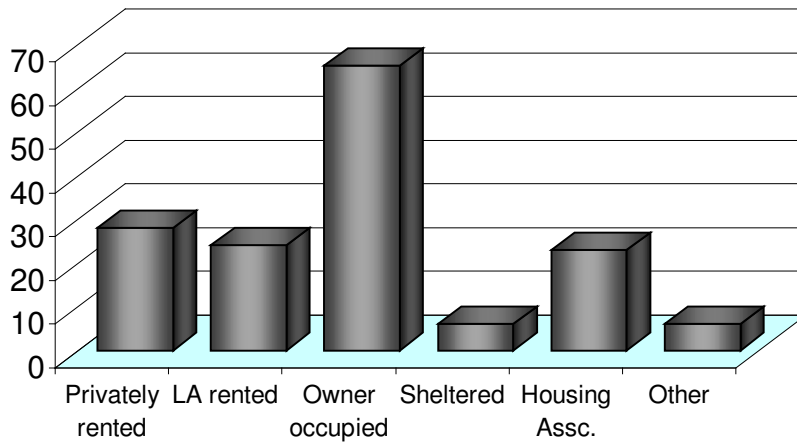
Of those that wanted to move some reasons [53] could be categorised, the remainder are in the chart below.



The following reasons were given for being unable to move to the type of property they need. LA stands for local authority and HA for Housing Association.



The following chart shows the type of property those looking for accommodation would like.



More Housing or Not?

When residents were asked whether they thought the parish could cope with more housing, two hundred and sixty-four thought it could but five hundred and sixty-one thought not.

When asked whether it is a good idea to build more houses in Callington or Kelly Bray to either rent or buy, responses were as follows.

	<i>To Rent</i>	<i>To Buy</i>
Affordable homes for families	144	220
Affordable homes for singles	133	132
Warden assisted	103	67
Homes for disabled people	88	71
Smaller family homes	83	116
Larger family homes	39	80
Starter homes for couples	1	

Further Comments of Housing

Altogether there was two hundred and ninety seven further comments on housing, fifty-four of these were on the difficult problem of affordable housing for local people.

Cheaper housing for local people, young and single locals.

Don't understand the prices versus wages, not fair to local people. Protectionist policies should be in place to help local people get on the property ladder and allowed to live near family and friends.

Ensure local houses are available for local people to rent and buy.

Housing built should be affordable to locals ... shared ownership schemes?

If houses are to be build they should be affordable ones so that families who want to stay in the area can afford to stay. Sheltered homes for the older people would free up houses for the younger lot.

New development- Launceston Rd and Liskeard rd too expensive for new starters and lower income groups.

New houses need to consider sensitivity to local environment and existing residents. Affordable houses= tomorrow's slums- instead have better paying jobs.

The affordable schemes that are being set up aren't actually affordable!

Too much budget accommodation and retired flats is making Callington an undesirable area. Lets build some up market homes to encourage more wealth.

We don't want any more exclusive expensive houses - more affordable homes for locals.

However, the subject that raised far more comments was the importance of getting the infrastructure in place before any more houses were built. One hundred and sixty-two people commented on this.

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.

Amenities have not kept up with the growing house market.

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.

Get infrastructure to cope with present demand before any more housing is built!

Infrastructure can't cope with any more pressure. The roads into and around Callington are not designed for the volume of traffic.

Callington is a small town and loads more houses will ruin and change this image. More housing in the area is needed but we need to improve the infrastructure first.

Factors such as landscape, adequate roads and infrastructure, public safety, pollution before more housing is considered.

Proposed new housing development will rob Callington of its unique 'small Cornish market town'. Local Facilities would be inadequate for more houses

The infrastructure isn't in place to support any more homes. Most people don't support Callington community, people but homes then go outside of the town to work and shop etc keeping the young off the market ladder.

We need the extra facilities before any more houses are built other wise it'll become a commuter people-park

Major improvements to facilities need to be done before more houses are built

More houses will put too much of a strain on resources and services

Roads not good enough, need a bigger school and health centre.

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

A further forty-two persons stated their concerns about having any more housing.

Don't let any more surrounding fields be used for housing.

It would change the nature of the town and having an adverse effect.

New homes would spoil Callington's character especially if they were large developments.

Out of character housing ruins the character of the town.

Too many houses being squeezed in. Not enough parking and already too many cars on the road.

Too many new houses in Kelly Bray. Building on every piece of open land!

There were a further eighteen comments which could loosely be described as planning issues.

All houses built should have garages or parking space and encouraged to use them.

Houses leaving Callington on the Liskeard Rd are also not bad but crammed in like Sardines in a tin. Housing can be an asset and also attract money to the town, and money means employment. Do it carefully and with sensitivity.

Houses that are built need to make people want to live in Callington.

It can cope with housing developments but not on the scale of 800, which is in the pipeline for the area. This beautiful countryside should never be built upon. Building should be given a lot of thought and be socially and architecturally imaginative.

Many developments are not in keeping with the character of the area. Would like to be sure that there is an actual housing need before they are built.

New houses, if built, should have bigger gardens and spaced out. Open spaces needed for children to play safely in.

Obviously there will be housing built in Callington, most people commute to Plymouth so why not keep the housing to Saltash side of town to cut down the amount of traffic passing through town to a minimum.

Housing development need to house play areas where parents can over look their children. The park by us had all the play facilities removed and replaced with seats, not good for the younger generations.

Fourteen made comments on the general population and a few made comments on the mixing of social and private housing.

Integrating new Estates with council estates does not go down well with residents.

Is it working to put social housing in private estates?

If we have to have mini estates we must look at who is put in them. Surely we don't have to be used as a tip for bad tenants.

Marginalising people shouldn't be allowed, when planning integrated housing types.

Mixing of social and private housing does not work.

The housing very poor, all the estates are going up and half are not sold so the rest go to the housing association for rent and we end up getting the roughnecks from Plymouth.

We were going to look for a new house on the new estate and then found out that lots of houses were being given to people on full benefit from Plymouth. We didn't really want to live next door to this as the area would probably become run down.

Fourteen further comments conclude this section.

Its too late for our children they have already moved out of the county to find work and accommodation.

Sheltered housing closer to town.

Why don't the council think about the old people and build accommodation for them. Ground floor flats etc.

Employment & Housing Issues

The following are all issues arising from residents responses, that need consideration.

- ❖ **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 we get many more houses**

The Next Stage

The next stage is to look at the issues and decide on the best way to solve the problems in a way that is not only practical but economically realistic. This is where we need *YOUR* ideas, whatever age you are! Do you have any suggestions to make? Please come along and join in the discussion on the Town Centre that will take place on the following date:-

HOUSING & EMPLOYMENT

Thursday 10th February 7.00, Council Chamber Town Hall