



Plan4 Saltash

Saltash Neighbourhood Plan

## Vision & Objectives Workshop

at Guildhall Saltash, 27 October 2015

david orr consulting  
urban design // landscape architecture



November 2015

prepared by David Orr Consulting for

Saltash Neighbourhood Plan Team  
The Guildhall  
Lower Fore Street  
Saltash, PL12 6JX

T. 01752 844846  
Email. info@plan4saltash.co.uk

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Contact:

David Orr Consulting

Hill House

Venslooe Hill

Liskeard

PL14 6BJ

T 07792 945147

Email: david@davidorrconsulting.net

www.davidorrconsulting.net

# Plan4 Saltash

Saltash Neighbourhood Plan

## **Vision & Objectives Workshop**

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## Introduction

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. It enables local communities to choose where we want new homes, shops and offices to be built, have our say on what those new buildings should be like and what infrastructure should be provided, and for the local planning authority to grant planning permission for the new buildings we want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that we get the right types of development for our community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Saltash Neighbourhood Plan is in the process of preparation, led by a Steering Group of local councillors, residents associations, individual residents and other interested parties.

The workshop had two main purposes:

- to help focus on a series of topics and provide a launch pad for Theme Teams to take the plan thinking further, eventually realising policies and area designations/allocations etc.
- to initiate positive ideas and spatial thinking for the plan area and move on from aspirational words towards what this aspiration might mean in terms of planning the future geography and land uses in the town and wider parish area.

The Theme Teams will later look at specific topics in the town area and develop ideas, area vision and eventually policy directions for their topic. The four Theme Teams are focussed upon:

- Moving about - buses, cycling, station services, streets, footpaths, crossings, traffic speed, street quality, taxi bays, links between places, highways and byways.
- Making community - community facilities, meeting centres, childcare, youth clubs etc
- Live, play and grow - e.g. housing, apartments, later living, assisted living, extra care, live-work studios, open space, parks, green links, orchards, allotments
- Invest work and learn - e.g. workspaces, studios, employment sheds, warehouses, colleges, school types, adult learning

The workshop was arranged by Saltash Neighbourhood Plan Steering Group and was attended by over 30 residents, elected members and community group members came together for the workshop. A list of attendees is provided in Appendix A. The Steering Group has engaged the independent expertise of urban designer David Orr Consulting and town planner Steve Besford-Foster to support the Neighbourhood Plan formation. David Orr led the workshop with assistance from Mark Pearson of Architecture Centre Devon & Cornwall and Tim Kellet of TK Urban Design to help stakeholders with critical thinking and defining the plan vision concepts.

The workshop process involved reviewing the emerging community survey results that form an essential part of the evidence base for the plan, and then using these to stimulate a conversation around how to build on the strengths of Saltash to enable it to create good neighbourhoods and places that would provide for future needs. These ideas were examined and discussed in groups allowing each table to develop ideas independently. The workshop then brought these together in the end to highlight common themes that could be used to drive further debate and examination and form the basis for the next stages of topic development.



James Fothergill, Saltash, October

The following links provide:

- [the overall agenda](#)
- [the agenda presentation for the evening](#)



James Fothergill, Saltash, October

### ***Community and business surveys***

Surveys have gone to all residents and businesses and a range of community exhibitions and drop-ins have been held through the summer of 2014 to ask the community what we want in the plan.

As a result of this survey a number of aspirations have been raised and a clear idea of the needs and wishes of the community gleaned. This workshop was held in the Guildhall on Tuesday 27 October 2015 to review the survey results as they are emerging and start to address the key components of the neighbourhood plan.



James Fothergill, Saltash, October





## Evidence base for the plan

The neighbourhood Plan is a statutory planning document when complete so needs to be based on sound evidence. That evidence includes the NPPF, the adopted and emerging Draft Local Plan, the Saltash Gateway Area Strategic Plan, the Draft Town Framework and other documents listed on the NP website [here](#).

Follow this link for the [Summary Analysis of survey responses presentation](#).

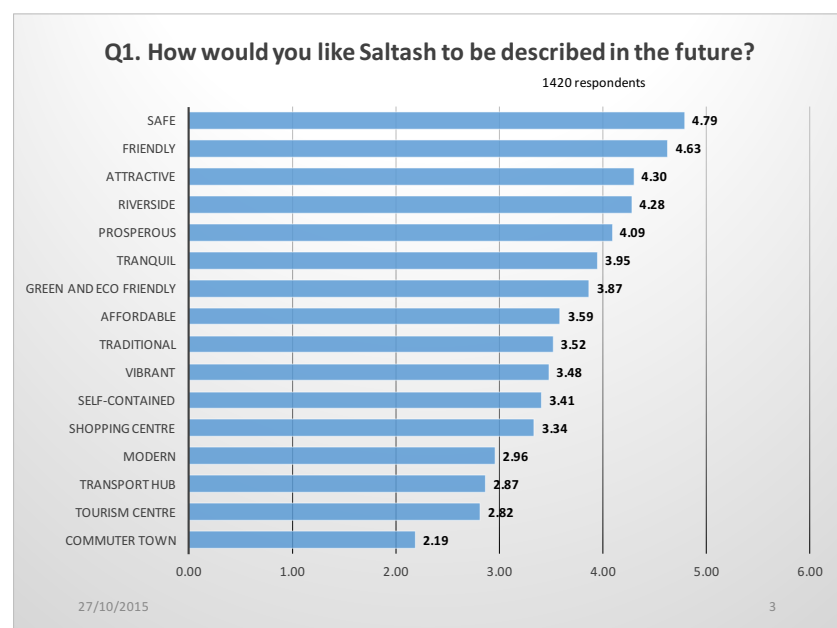
### *Outline of survey results*

Steve Besford Foster outlined the headline facts emerging from the community surveys. He summed up very succinctly the kinds of issues that community groups and individuals are asking the plan to achieve, and looked at the demographic of those who had responded.

The top responses to 'How would you like Saltash to be described in the future?' provide a strong clue as to the shared vision for the town.

Similarly the top responses to 'What do you think are the most important benefits the Neighbourhood Plan should bring to Saltash?' suggest a means of underscoring the sustainable development thread that must be perceivable through the Plan.

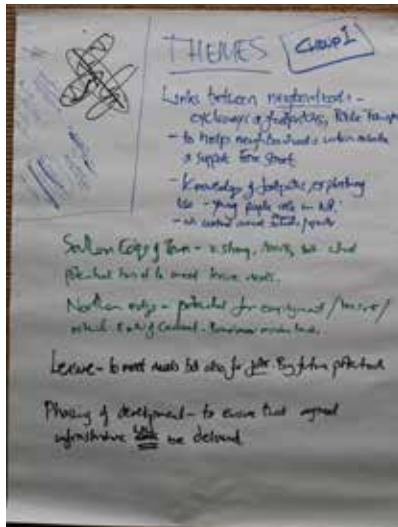
Each group discussed the survey results that they had been presented with (the detailed survey results will be made available shortly on the [Plan4Saltash](#) website). In a discussion session, each Workshop group highlighted their own observations and questions that came from this. These are shown below.



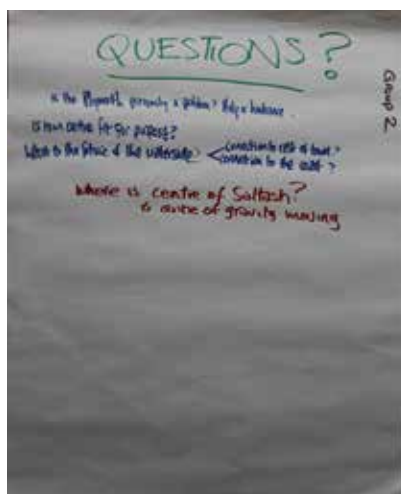
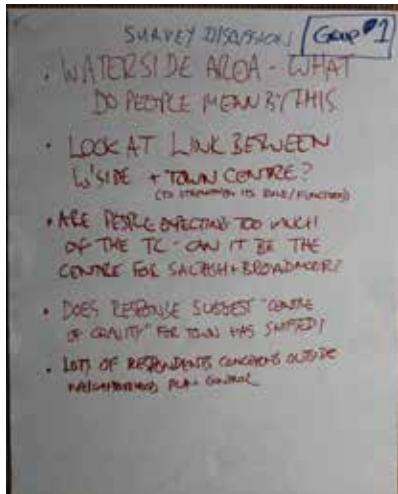
[Sample survey response for question on the future of Saltash - clues as to the shared vision for the future of the town](#)



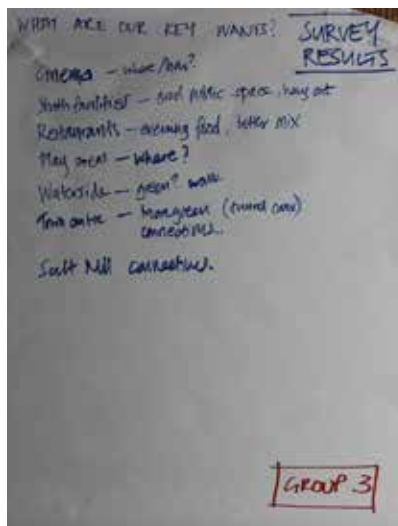
Group 1



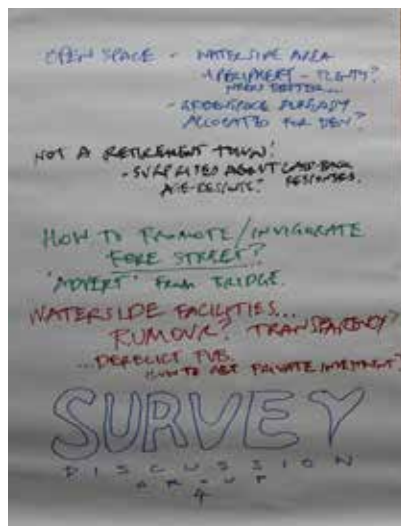
Group 2



Group 3



Group 4





### **General issues and questions arising from surveys**

Groups noted that most respondents to the survey were from the higher age bracket.

Most groups acknowledge that responses from survey were appreciating that the 'centre of gravity' of the town is shifting.

There was strong feeling that the link between waterside and town is Saltash's USP but that physical access, neglect and other land use issues has somehow eroded this. The potential of the waterside and better links to it need to be realised.

The linkages between neighbourhoods and facilities was noted as being a very important issue that the plan could deal with.

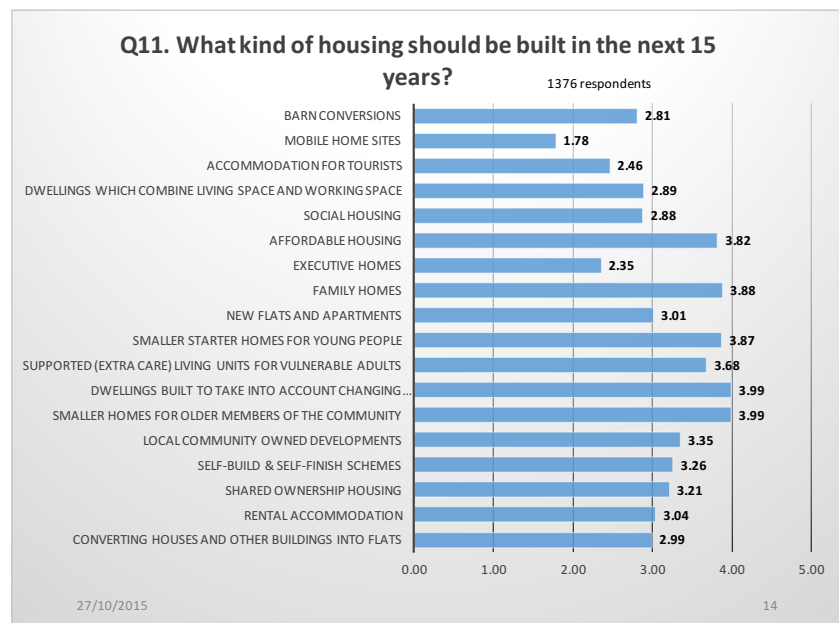
Southern edge of town has strong recreational potential with access to green space but linkages are poor.

Northern edge has potential as a retail/employment area but the conflicts and potential lack of linkages between this area and Broadmoor residential and the existing town south of the A38 needs resolving.

Employment needs are mixed – young people want service jobs, and higher tech commercial companies do not necessarily need large land allocations. This employment mix needs to be integrated with the whole town rather than relying on large employment shed sites alone. Need more knowledge of what inward investors and expanding companies need.

The community do not see Saltash being a tourist destination. There was speculation as to why this is.

Is the town centre 'fit for purpose'? Can it provide a more specialised role as threshold to the waterside? What can reinvigorate it? How can it be



[Sample survey responses for question on type of housing people would like in Saltash](#)

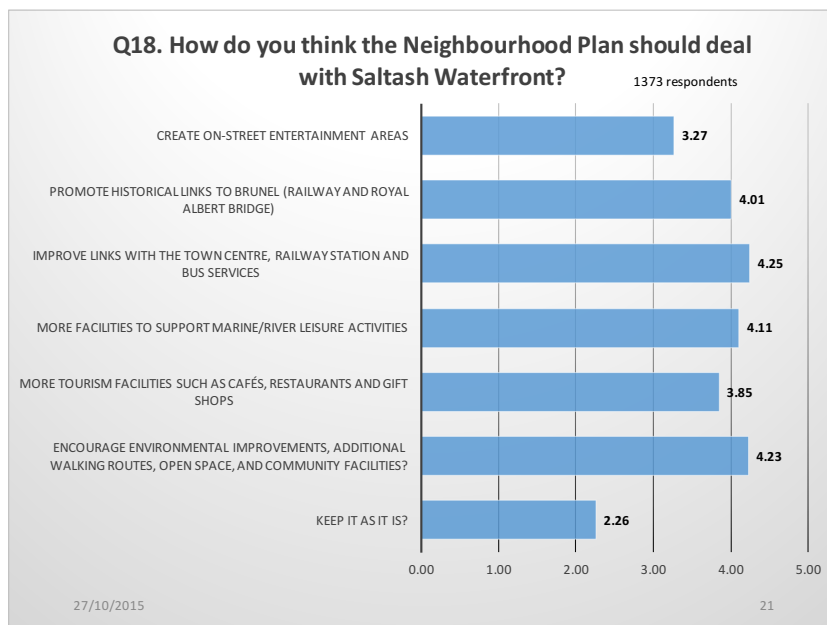
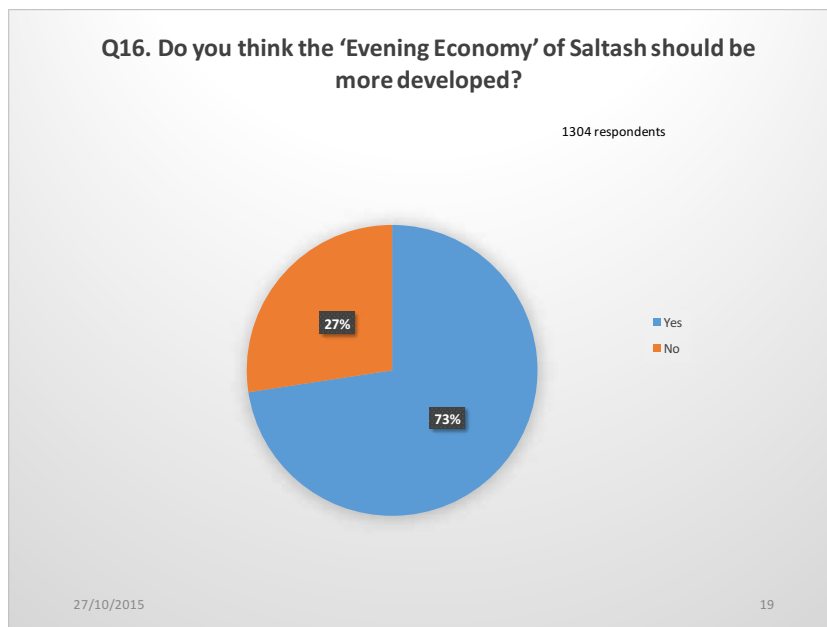


better read and promoted as a place to go and as a lively destination?

Not all young people want institutions/clubs. They appreciate safe public spaces where they can see and be seen in safety and without being perceived to cause nuisance. Entertainment desire (cinema/bowls) may be related to this. How to accommodate where market is small? Boutique spaces?

How can we green the town centre more as wanted by many? Better links to green spaces from Fore Street? A green lid on the tunnel approach?

All groups noted that there were a lot of issues in the community responses that were matters that could not be fully controlled by Neighbourhood Planning.



[Sample survey responses for question on evening economy and on the waterfront at Saltash](#)



Secondary Places



## Briefing presentations

The workshop was presented with a series of short briefings on matters that might be addressed in the plan and how these might be approached in design and planning terms. The 3 presentations looked at were (click on link to see presentation)

- [Making Landscapes](#)
- [Making Neighbourhoods](#) and
- [Creating Good Places](#)

These outlined approaches the community might take to address some of the key issues positively and set up some ambitions and spatial parameters around which to base a plan vision and objectives. The notions discussed included using the positive landscape assets of Saltash more fully – skyline ridgetop trees, views across hillsides and water, etc. The need for neighbourhoods to be based on walking distance and to have a centre and identity using public space, development density and shops/community buildings as destination draws. And finally the need to create 'places' out of meeting points and route connections, from streets that can accommodate traffic but can equally share pedestrians in a more balanced way so adding to vitality and friendliness of public space.



Photo: Steve Pease/Foxair

## Workshop results

Each group at the workshop then sought to define some strategic ideas on plans of the town's wider parish area and also on a plan covering the town's built up area. All appreciated that the Broadmoor Farm development at Carkeel has outline planning permission so there was an assumption that this area would be developed. The outcomes of each group's deliberations are shown on the following pages.





## Group 1



Group 1 - This group highlights the linkage from Broadmoor via a new link and the new parts of the town to the north and west through Saltash Parkway Industrial estate via Burraton Cross to Fore Street and waterside. the mapping of neighbourhoods started by the group revealed the key location of Burraton Cross and its new centrality as Broadmoor Farm develops.

The group also highlighted the strong green edge to the southern boundary of the town, a real asset when the northern boundary is constrained by the A38 and the east by water. The position of Forder was noted as an important bridging point to the open countryside to the west from the town and an anchor to the Latchbrook valley

Group 2



Group 2 - This group saw the Callington Road between Carkeel and Fore Street and waterside as being key, with a string of incidences along it with a focus on good cycling and public transport. The need to repair the street qualities of the route were pressed, with a desire to restore a building frontage line along the stretch north of Burraton Cross through to Carkeel roundabout and again north of the A38. Waterfront regeneration might focus on temporary uses to bring back a buzz, with pop up fairs or music and events. Suggestion of a making the waterside Union pub a community asset.



### Group 3



Group 3 – A horseshoe-shaped cycle or foot path around the edge of town linking back to the riverside and a strong avenue form along Callington Road forms the framework from this group. The Latchbrook leat valley and Salt Mill/Pill Lane green link would provide off road walks that would link to Broadmoor Farm. South of the town this would join the Church Town Farm nature reserve and footpath network out to Erth along the disused railway and footpaths. The group saw Burraton Cross as an emerging town centre with Fore Street being upgraded to a high quality, if smaller, leisure, food and entertainment focus with an evening economy encouraged and high quality public realm. The Callington Rd around Lidl would be larger retail but Burraton Cross should be a more pedestrian friendly street junction with public space, shops, higher buildings and the like. The Callington Road would be 'avenued' and made a high quality street with cycle paths. The police/leisure centre area might be another 'pearl' on the 'necklace' along this street, perhaps with some later living housing too.

Group 4



Group 4 – this group identified a strong series of neighbourhoods in the town including Town Centre (Essa) as well as the Pills, Latchbrook, Burraton and Pillmere, St Stephens, Port View and Wearde. There might be potential for each to have a small neighbourhood space or place, beyond a tucked away convenience store, that would give them more of a heart and a meaning. The town centre was felt could evolve to be more of a specialised independent shop destination linked to a publicly accessible waterside with a strong chain of green spaces and water related places. The town centre’s presence could be better communicate through design/ legibility/signing to indicate the presence of the town to passing traffic on the bridge. The South Pill development for residential was considered problematic from an access point of view and notion of Churchtown /Wearde area being increased in development was seen as undesirable as it was disturbing/depleting a natural green space, some publicly accessible, which is not available elsewhere.



### ***Common themes from group works***

A 'backbone street' with much tighter urban qualities, higher buildings along a strong building line, and definitive retail and service space allocations along it in a 'string of beads,' together with high quality public realm, avenue large tree planting and excellent cycle and bus provision.

With the changing centre of gravity of the town, perhaps step back from focus solely on Fore Street to providing a hierarchy of centres more related to today's movement patterns whilst conserving commercial, specialist retail, heritage and food and drink uses in the old town centre. Upgrade Fore Street to a more integrated pedestrian and vehicular environment and provide the incentive for high quality waterside investment that would improve the draw and the links up and down the slope.

Desire to see a Tamar/Lynher recreational path that will link waterfront to Anthony Passage and beyond, and integrate the Church Town area. This might form early stages to a peripheral footpath or trail that could link Forder to Broadmoor via Latchbrook leat valley. North of the town cycle links could join Carkeel and Tamar View to Salt Mill and the waterside again. A through path from Salt Mill to Coombe valley could be provided through a passage under the A38 at Brooks Hill.

A leisure path should extend along the Lynher valley to Erth, potentially using the disused railway track, and in time link back up the Tiddy valley to Trevollard. This would require negotiation with land owners but would provide a huge benefit in terms of green tourism and attractiveness to leisure-related businesses who might come to the area, but also to those that want to attract employees with a high quality lifestyle offer in the area.

The upgrading and improvement of the station and its immediate surroundings, as well as its links to Fore Street and the Waterfront, should form a key component of any strategy.

### ***Emerging Vision diagram***

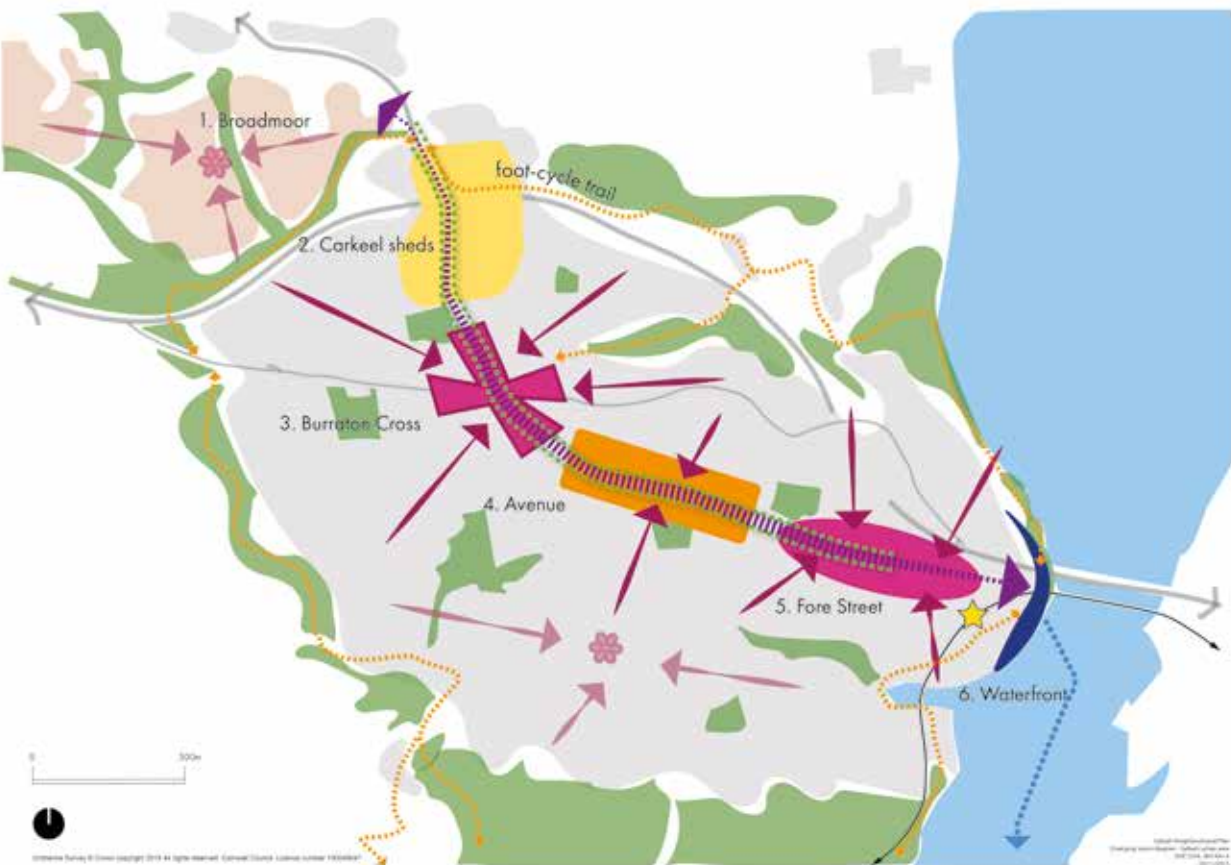
The combined vision diagrams are a summary containing the key ideas inherent from all the workshop groups and can be used as the basis for setting the direction for working groups in the Theme Teams to develop, fashion and edit. This Vision diagram should be seen as a kick start rather than a complete strategy and should be shaped by greater thought, testing and should be revisited in future stages of the Neighbourhood Plan.

The vision points towards the concept of using the 'backbone' street to draw the community together, create a clear hierarchy between town and neighbourhood centres and interlink the outlying parts of the town more firmly. It supports a clear inter-relationship of local neighbourhoods, and ensures that Broadmoor and Carkeel look to the town (and vice versa) rather than being a dormitories of Plymouth

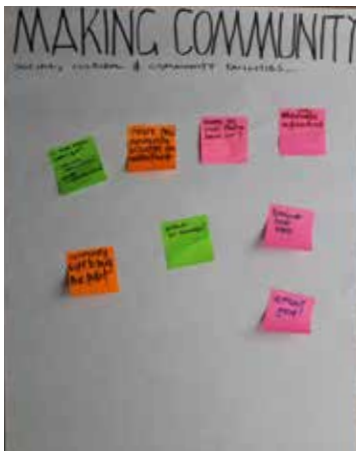




combined vision for the Saltash district area



combined vision diagram for the Saltash town urban area



## Next steps

### Potential Theme Team briefs

As each work group progressed their vision plans, notes were made of ideas and questions that might form key components of Theme Team ongoing work. Some ideas and potentials don't easily fall into a single land use bracket, but may need crossover with two or more teams to input. It was noted that the waterside was a common challenge for groups to grapple. There was a strong feeling that the wider community of Saltash wanted to have an input to the future of the Waterfront as well as special interest groups / landowners etc. This needs to acknowledge the catalysing role of creating activities that will help animate the public space of the area whilst maintaining good water access - an issue that was prized highly by all.

Initial briefing notes that emerged for each theme were as follows:

Moving about	Making community	Live, play and grow	Invest work and learn
Improve connections from centre to waterfront	Is the fire station, medical facilities and other infrastructure sufficient (for larger community)	Callington Road string of pearls	How do you 'make it happen' on the waterfront?
Highlight on the corridor from Carkeel to the town centre	Create new activities on waterfront - address poor quality environment	Self-build policy as % of housing areas	Redevelop key sites in centre - policy and design guide
Get a good footpath network to waterfront and all (neighbourhood) centres	Where do young people hang out?	Pillmere difficult to develop, Wearde area better as nature	Specialist town centre as heritage and evening
Mini town bus from waterside?	Neighbourhoods aren't memorable.	Is there a limit to Saltash (size) before it becomes something else?	Carkeel hybrid shed/retail village
Re-engineer Carkeel roundabout - make safe and convenient pedestrian movement across Carkeel roundabout	Broadmoor needs mass.	Which open spaces deserve to be protected?	buffer to bridge A38 and (Fore St) public realm
Deal with disconnection of Broadmoor farm from Saltash in terms of walkable safe streets.	Expand St Barnabas	Design guide to promote good urban design and place making in developments	Create ways to promote investment in waterfront properties - variety of uses
Create more of a bus hub at Burraton Cross.	Address lack of local facilities within walking distance of some neighbourhood areas	Better S106 follow up	Address decline in activity and attractiveness of the town centre
Pill development connection? - only one route in	Develop ways of addressing loss of identity of some neighbourhood areas and their centres	Southern edge: better as Leisure. Improve on Church Town farm as an asset	
		Ensure good public activities on waterfront	



It will be for the Steering Group to shape these into more precise briefs for each Theme Team, but these and the emerging vision diagrams should form the core direction and should help avoid 'mission creep' into other areas.

The Theme Teams will also need to interpret the emerging key diagrams and examine, test and refine them. For example, one workshop group considered other housing sites but as the other three hadn't, this aspect has been omitted from the emerging key diagrams at the moment but it may be that, with further consideration, Theme Teams may wish to allocate specific sites and indicate how these are interlinked with the wider town. The role and placement of neighbourhood facilities within the new Broadmoor development also deserves careful consideration.

As an immediate action on the waterfront, it would be highly advantageous that the Saltash Waterfront improvement group is engaged with. The conversation needs to quickly move towards the nature of the design and development being proposed and whether the Plan might usefully include supportive policy.

There needs to be a firmer definition of the boundary of Saltash as a place based on some stronger landscape and topographical analysis and identification of the most natural/logical extent of development (rather than merely that driven, potentially, by just land-ownership). With potential challenges based on development 'sustainability' the plan would usefully re-define the future edge of the town for the plan period.

### ***Stages of work for theme teams***

A way of developing the Theme Team strategies and ultimately policies might be to follow a path similar to that set out below.

- Analyse survey results and workshop outputs.
- Scrutinise and fashion Objectives for Theme Team.
- Develop key ideas to support theme objectives (as few or many as desired).
- Test vision diagram.
- Refine and revise diagram, and add supplementary diagrams at larger scale as required.
- Set headlines and then explain the reasoning.





## Concluding remarks

The Vision workshop has set out some strategic approaches to address the future of the town. The path seems to address five main strategies:

- the need to create an 'umbilical' that holds the thread of Waterfront, Fore Street and the emerging newer town expansion to the west – the umbilical containing a series of places that are not now apparent. The Broadmoor farm development was not going to be well linked into Saltash unless improvements were made to the development. Also Carkeel Roundabout was a definite barrier to pedestrian movement and good neighbourhood links could be the focus for new policies to gain benefits from future development.
- a recognition of a change in centre of gravity towards Carkeel Roundabout because of the larger scale developments around Carkeel and the future development of Broadmoor Farm. Recognition of the centrality of Burraton Cross where more of an anchor might be set, allowing Carkeel to retain a more edge of town character whilst making sure the umbilical extends across to Broadmoor Farm and the new community there. There was a clear feeling that there would always be the one town centre but Carkeel would have larger scale uses and developments and Burraton Cross may form an intermediate role.
- the town centre needs some inspiring place-making through new development, intensification and high quality public realm if it is to create the buzz and the draw for new economic investment - this could be a major project to target.
- the need to develop a more flourishing and mixed restaurant and evening economy that would make the most of the town's waterfront location. The waterfront is an unrealised asset to the town and should be the focus of a special long term strategy to realise good new development and significant improvement to public spaces.
- a linking peripheral pathway that will eventually provide a strong leisure route around the town, including the waterfront, with spokes running into Pillmere.

Together these strategies will have the benefit of tying together the loose ends of Saltash that have begun to unravel so quickly in recent years and threatened to undermine its identity and specialness. The potential is all there and the plan can and should secure the public spaces and assets that it needs to provide a high quality place to live for all into the remainder of the century.







## Appendix A

### SALTASH NEIGHBOURHOOD PLAN

Workshop no. 1 Vision and Objectives

6 pm, 27 October 2015

SIGN IN

NAME	ORGANISATION/ EMAIL	SIGN-IN
J PERCILL	L.N.A.	<i>[Signature]</i>
WILLIAM HOSCHMAN	NORTH PALE LANDOWNER ASSOCIATION	<i>[Signature]</i>
Denise Watkins	SWRA	<i>[Signature]</i>
DAVID YATES	SIC	<i>[Signature]</i>
William Gifford	SOC	<i>[Signature]</i>
ROGER FURSIER	FCCA	<i>[Signature]</i>
Doreen Bennett	SUNIA / ESSA CHICKING -	<i>[Signature]</i>
Peter CLEMENTS	CRISTIAN RAMSDELL	<i>[Signature]</i>
Martin Lister	Saltash Old Cornwall Soc	<i>[Signature]</i>
JANE HAMLYN	ATELLER 3 & RESIDENTS	Jane Hamlyn
Tom Osborne	Methodist Church	<i>[Signature]</i>
Brenda Saunders	Saltash Rotary Club	B Saunders.
William Hoyle	NMNP.A.	<i>[Signature]</i>
Mike Hoyle	- " -	<i>[Signature]</i>
Don Taylor	intaylor2@talktalk.com	<i>[Signature]</i>
Mike Fildes	SEA	<i>[Signature]</i>
J. WRETFORD	ENGAGE SALTASH	<i>[Signature]</i>



2.

NAME	ORGANISATION/ EMAIL	SIGN-IN
TONY MARSH	ASHTORRE	<i>[Signature]</i>
Bob Austin	CC LTC	<i>[Signature]</i>
Ian Broad	TAMES VILLAGE CONSERVATION	<i>[Signature]</i>
Nina Lillie	Commodore, Saltash Sailing Club	<i>[Signature]</i>
TREVOR BROADBENT	VICE COMMODORE " " "	<i>[Signature]</i>
JENNY HUTCHINSON	SALTASH MARITIME COASTS	<i>[Signature]</i>
PETER WHITZWAY	" " "	<i>[Signature]</i>
Richard Fily	" " "	<i>[Signature]</i>
Lizzy Snodgrass	Saltash Heritage	<i>[Signature]</i>
CHIEF PEE	Resident (Swick)	<i>[Signature]</i>
GAIL SWIFT	PILLNERE C.A	<i>[Signature]</i>
NEIL KELLNER	ST STEPHEN CC	
CHRIS MARSH	ST STEPHENS CATHOLIC CHURCH	<i>[Signature]</i>



## ***Presentations***

click on the graphic to go to the link

Saltash Neighbourhood Plan  
Community Engagement  
Summer 2015  
Summary analysis of response

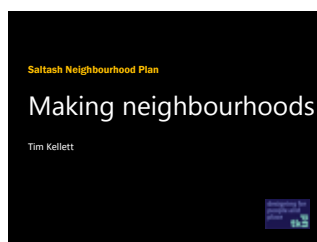
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<http://bit.ly/1RQibkB>



<http://bit.ly/1WuPuRd>



<http://bit.ly/1NcfAOz>



<http://bit.ly/1LOYad1>

***Contact***



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Saltash Neighbourhood Plan Team  
The Guildhall  
Lower Fore Street  
Saltash, PL12 6JX

tel. 01752 844846

email. [info@plan4saltash.co.uk](mailto:info@plan4saltash.co.uk)

<http://plan4saltash.co.uk>

**david orr consulting**  
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for Saltash Neighbourhood Plan Team  
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email. [info@plan4saltash.co.uk](mailto:info@plan4saltash.co.uk)