

The Saltash Neighbourhood Plan to 2030

Vision and Objectives as Recommended by Workshop Two

Introduction

The Parish of Saltash has a history dating back to before the 12th century. Over time it has evolved into a flourishing riverside town with nationally renowned bridges providing a gateway over the Tamar between Devon and Cornwall. This document will ensure that the future development of the Parish meets the requirements of the Cornwall Local Plan in a manner which best reflects the wishes of local people as expressed in the results of The Neighbourhood Plan Survey conducted in 2015.

The Vision

By 2030 Saltash will be an envied riverside town, being greener in all respects with a reinvigorated Town Centre and Waterfront, award-winning new housing, a prosperous and diverse economy, with an excellent quality of life and lifestyle for all ages.

This will be underpinned and achieved through the adoption and application of the following two beliefs.

1. Putting the Principles of Sustainable Development and Community Participation at the Heart of The Neighbourhood Plan.

This means not only taking the opportunities and tackling the challenges so that our present needs are met without harming the ability of future generations to meet their needs, but achieving this by creating a parish structure which enables direct community participation in shaping, delivering and reviewing the Plan but also greater involvement in managing public assets and facilities created.

2. Fostering Community Pride and Releasing the Latent Potential.

This means encouraging every resident and business in the Parish, as well as the numerous associations, clubs and bodies within it to take greater responsibility and work together in delivering The Plan and making Saltash an even more special place to live, work and enjoy.

The Vision will be achieved by delivering the following practical objectives under its adopted Neighbourhood Plan:

1. Secure a Diverse and Prosperous Local Economy:

- Providing a range of business support-hubs and live-work units to support new, small and growing enterprises in the self-employed sector.
- Encouraging and supporting the provision of more serviced sites to cater for the needs of expanding local firms and as locations to attract inward investors
- Safeguarding the future operational environment for existing businesses.

2. Regenerate the Town Centre, especially Fore Street, and Manage the Growth of "Out of Town" shopping:

- Refocusing the attention of retailing onto the town centre.

- Enhancing the Carkeel gateway to Saltash, along with improvements and enhancements to Callington Road to create a better link between the 2 centres.
- Enhancing the town centre's status as the principal retail, services, and cultural centre for the Town and its hinterland.
- Encouraging the improvement of the streetscape, and measures to support the retention and growth of the independent retailer sector, increase footfall and expand the evening economy.

3. Create and Support Sustainable Neighbourhoods:

- Encouraging the provision of facilities and local shops designed to meet each neighbourhood's present and future needs and help to improve social interaction, foster community spirit and responsibility, and promote environmental sustainability,
- Ensuring that the new centre at Broadmoor does not impact on the health of the town centre.

4. Revitalise the Waterfront:

- Supporting the Coastal Communities bid for a mixed development with a balance of community, public, residential, leisure, arts, culture, retail, boating and employment uses with an improved connection to Fore Street. It will be the nucleus of an improved network of riverside walks and cycle paths.

5. Ensure a Balanced Range of Quality New Housing:

- Supporting the needs of the parish, principally, but not exclusively, on the Broadmoor Farm development, by ensuring that the Saltash's share of Cornwall's housing needs is delivered.
- Planning for a balanced housing choice.
- Encouraging the better use land, and careful subdivision of larger dwellings.
- Encouraging Self-build and self-finish housing and other means of providing affordable housing.

6. Protect and Enhance the Built Environment:

- Continuing to protect the Lower Fore Street and Forder Conservation Areas and maintain the character and integrity of the historic core of the Town by encouraging sympathetic development or redevelopment, particularly of the Railway Station Building.
- Supporting well-designed, attractively landscaped housing developments and promoting energy-efficiency and renewable technologies.
- Aspiring for new developments which are award-winning and strive to avoid being generic housing estates.
- Protecting non-designated historic assets.
- Ensuring that development respects cherished views and vistas.

7. Protect and Enhance the Natural Environment:

- Creating a greener landscape with more tree and under-planting throughout the town area, especially along key routes, to employment estates, residential areas and skylines.
- Protecting the key green areas around and within the town.
- Ensuring that biodiversity is protected and enhanced.
- Protecting the features of the undesignated countryside around the town as part of the current setting of Saltash and as environmental and leisure assets for inclusion in any future developments that might come forward beyond this NDP's horizon.
- Ensuring that drainage and flooding arrangements for new development are adequate enough to prevent escalation in flooding and designed to anticipate future changes resulting from updated climate change forecasts for extreme rainfall predictions and the predicted increase in the severity of storm events and tidal surges.

8. Manage the Rural Areas of the Parish in a Sympathetic Manner:

- Supporting appropriate diversification of the rural economy and additional employment through small workshop provision.
- Setting village settlement boundaries to focus new development onto established settlements.
- Meeting the accommodation needs of agriculture and other specialist rural activities.
- Ensuring that new developments in the rural area are sympathetic to the environment, appropriate in scale, do not create traffic issues and provide demonstrable community benefits.
- Providing small scale housing opportunities to support village vitality and the wider economic growth.

9. Meet the Changing demand for Health, Education, and Community Services and Facilities:

- Ensuring that educational provision – both state-run and private – are facilitated
- Protecting and enhancing Warfelton 'Community Campus'
- Support the retention of health based activity at St Barnabas Hospital
- Support provision and expansion of GP Surgeries
- Protect important community facilities.

10. Meet the growing demand for additional Sport, Recreation and Leisure facilities:

- Protecting key strategic open spaces within and around the town.
- Supporting additional sports provision at Broadmoor.
- Identifying and protecting local green spaces in the town and villages.
- Supporting the provision of new and protection of existing allotments.

- Encourage the retention of dilapidated plays spaces for future landscaping and open space use or reinstatement.
- Facilitating the Green Infrastructure for Growth initiative.

11. Improved and sustainable connectivity by:

- Adopting a travel hierarchy that supports the Saltash Sustainable Connectivity Strategy, and requiring sustainable transport to be designed into new development.
- Emphasising the importance of Callington Road Centre as the principle connecting road linking neighbourhoods to the centre, through quality urban design, tree planting, landscaping and junction improvements – a ‘Green Boulevard’
- Supporting ‘transition zones’ at either end of Fore Street to improve safety and enhance character of the town centre.
- Supporting traffic calming and landscaping at Carkeel village and at Burraton to improve safety and neighbourhood environment.
- Encourage environmental improvements at the Railway Station that will support increased rail travel.
- Protecting and enhancing the footpaths, bridleway and cycling network by facilitating the cycle network plan.
- Encouraging additional provision of superfast broadband.

Measures to Track Progress against Plan.

To be effective, the Neighbourhood Plan should be monitored, and probably the subject of an Annual Town Report to Saltash Town Council.

The measure used should be ‘SMART’ ie:

S	SPECIFIC	Details exactly what needs to be done
M	MEASURABLE	Achievement or progress can be measured
A	ACHIEVABLE	Objective is accepted by those responsible for achieving it
R	REALISTIC	Objective is possible to attain (important for motivational effect)
T	TIMED	Time period for achievement is clearly stated

Suggested Measures - Baseline at Adoption of NDP unless indicated differently.

Belief 1. Put the Principles of Sustainable Development and Community Participation at the Heart of The Neighbourhood Plan.

1. Agreed and functioning Town Council monitoring body in place to deliver the Plan by April 2018 – could be future activity for Steering Group?

2. Sec 106 and CIL fund management in place including tracking receipts

Belief 2. Foster Community Pride and Release the Latent Potential.

1. No. of active Community & Neighbourhood Groups/Associations contributing to the delivery of the Plan. Baseline at Adoption of NDP
2. Maintain list of notable achievements

1. Secure a Diverse and Prosperous Local Economy.

1. No. of businesses in the town.
2. No. of additional Business Support Hubs.
3. No. of Live-work units provided.
4. Hectares of available serviced employment land.
5. No. of new businesses engaged in green tourism.

2. Regenerate the Town Centre, especially Fore Street & Manage the Growth of "Out of Town" shopping

1. Increase/change in Sq.m of sales space and/or no. of new units
2. No. of establishments contributing to the evening economy
3. Development of the Motorland site.
4. Increase/change in sq.m of sales retail space (food and non-food).

4. Revitalise the Waterfront

1. Planning Brief prepared and agreed.
2. Planning consent obtained.
3. Development phases commenced or completed.

5. Ensure a Balanced Range of Quality New Housing

1. No. of new open market units completed.
2. No. of affordable units completed.
3. Change in demand for affordable homes.
4. No. of self-build/self-finish completed.
5. No. of units developed beyond existing Building Regulation Insulation/Energy Efficiency standards.

6. Protect and Enhance the Built Environment.

1. Area assessments completed for Lower Fore St. & Forder Conservation Areas.
2. No. of unsympathetic developments completed.

7. Protect and Enhance the Natural Environment

1. No. of trees planted:-
 - a) in developed areas (existing and new).
 - b) to key roads and routes within the Parish.
 - c) to the sky-line.
 - d) to parks and public open spaces.

8. Manage the Rural Areas of the Parish in a Sympathetic Manner.

1. No. of developments permitted within the AONB.

2. No. of businesses sustained and created in the rural area.
3. Development of allocated sites in AONB

9. Meet the changing demand for Health, Education & Community Services and Facilities.

1. No. of schools, health and social care facilities.
2. No. of clubs, organisations and voluntary groups.
3. No. of community halls and buildings.

10. Meet the growing demand for Sport, Recreation and Leisure facilities.

1. No. of additional sports pitches.
2. No. of additional allotments.
3. No. of children's play areas.

11. Improved and sustainable connectivity

1. Km. of additional dedicated cycle routes/footpaths. Baseline at Jan. 2015 = ?
2. %age cycle route/footpath connectivity to parks, public open space and community facilities (schools, town centre/waterfront, neighbourhood shops, station, recreational, leisure and community services and facilities etc.)
3. No of reported accidents
4. Junction Improvements at Burraton Cross, Fore Street gateways completed.
5. Callington Road from Carkeel to the Town Centre designated as the Town Centre Boulevard with agreed and implemented improvements including hard and soft landscaping.
