

Saltash Neighbourhood Development Plan

SUSTAINABILITY CHECKLIST



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1.Introduction

1.1 The Saltash Neighbourhood Development Plan Steering Group have prepared a Neighbourhood Development Plan in accordance with the Neighbourhood Planning (General) Regulations 2012. The whole Saltash parish area has been designated a Neighbourhood Area for this purpose by Cornwall Council, the Local Planning Authority covering Saltash.

1.2 A Sustainability Appraisal, as defined by the Planning and Compulsory Purchase Act 2004, aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of plans or programmes, to ensure that the strategies, policies and plans within these contribute to and promote sustainable development. Although not a requirement of the Neighbourhood Planning (General) Regulations 2012, an Appraisal provides a means of demonstrating the Plan will promote sustainable development.

1.3 There is no legal requirement for a Neighbourhood Development Plan to have a formal Sustainability Appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. The Saltash Neighbourhood Steering Group see a sustainability checklist approach as a useful way for ensuring the policies and strategies adopted work to build resilience and long-term sustainability over and above mitigating the negative impacts of policies, without the need to carry out a full SA.

1.4 It is the view of the Steering Group of the Saltash Neighbourhood Development Plan that the overall plan seeks to secure greater levels of social, economic and environmental sustainability for Saltash as a whole, than would be afforded in the absence of a plan.

1.5 For clarity and conformity, the Saltash Neighbourhood Development Plan seeks to follow a similar approach to Cornwall Council's Local Plan Sustainability Appraisal¹ and as such this checklist seeks to answer the following questions:

- What is the plan trying to achieve?
- What is the sustainability context?
- What is the baseline situation and what are the key issues?
- What would the situation be without the plan?
- How has the appraisal been undertaken?
- What are the appraisal findings and recommendations?
- How have SA recommendations been considered?
- How can we best monitor the plan's impacts?

2. Sustainability Checklist

2.1 This sustainability checklist also assists Cornwall Council to undertake a "screening" assessment, evaluating whether the individual, or cumulative, impact of policies put forward could lead to significant environmental impact, and whether a formal Strategic Environmental Assessment is required. In some limited circumstances, where a Neighbourhood Development Plan is likely to have significant environmental effects, it may require a Strategic Environmental Assessment.

2.2 In formulating strategies and policies, the Saltash Neighbourhood Development Plan Team has carefully considered their sustainable impact, bearing in mind regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004, and are looking for positive confirmation of this from Cornwall Council's screening opinion.

3. The Sustainability Checklist – Methodology

3.1 The sustainability checklist is intended to show how planning objectives and policies contribute to sustainable development, particularly with regard to their environmental, social and economic impact. It ensures that the concept of sustainable development remains an important consideration throughout the entire neighbourhood planning process.

3.2 There are three steps to the sustainability checklist:

- Step 1. Select the criteria which will be used to assess the sustainability of the Neighbourhood Plan's objectives and policies;
- Step 2. Using these criteria, measure the impact each objective/policy will have on sustainability;
- Step 3. Analyse the results and make recommendations.

3.3 Ideally this is done more than once, in a repetitive / iterative process that refines and improves the level of sustainability of a proposal each time.

¹ http://www.cornwall.gov.uk/media/9430191/SA_Final_-_November_2014.pdf Page 1 of 13

Step 1 – Selecting the Criteria

3.4. For simplicity of process the checklist was based on the ‘Sustainability Framework’ identified in the Cornwall Local Plan Sustainability Appraisal. The advantage of using the Cornwall Local Plan criteria is that they have already been subject to consultation across Cornwall, so further local consultation on them is not considered necessary. The list of assessment criteria is referred to as the ‘SA Framework’. The SA Framework is given in Appendix 1 below. The ‘Factors’ are on the left, and some ‘clue’ questions to guide the appraisal are given on the right.

Step 2 – Assessing each Neighbourhood Plan objective and policy against the criteria

3.5 The sustainability appraisal is achieved by assessing each of the objectives against the SA Framework according to the grading below. In this way a view on each objective and an overall assessment of the sections and the complete Neighbourhood Plan can be generated. (‘Scoped Out’ is where the issue is not relevant to Saltash or a Neighbourhood Plan, e.g. Minerals, Maritime).

--	Very negative impact – The objective/policy/proposal is likely to lead to significant damage or loss, or other negative effects on Sustainability Framework Factors
-	Some negative impact – The objective/policy/proposal is likely to lead to moderate damage or loss, or other negative effects on Sustainability Framework Factors
+/-	Positive and negative impacts – The objective/policy/proposal may damage some Sustainability Framework Factors and improve the current situation on others.
0	Neutral impact – The objective/policy/proposal has no effects upon on Sustainability Framework Factors
+	Some positive impacts – The objective/policy/proposal is likely to lead to some improvement on current situation in respect of the Sustainability Framework Factors
++	Significant positive impacts - – The objective/policy/proposal is likely to lead to significant improvement on current situation in respect of the Sustainability Framework Factors
?	Uncertain impacts – Where there is doubt it is acknowledged.
N/A	Scoped out – The objective/policy/proposal is not relevant to the Sustainability Framework Factor
Ind	The objective/policy/proposal has Indirect impacts

3.6 Initially each working group carried out a check listing of their recommendations as a group exercise. These were then reported to the Steering Group and moderated. Subsequently, as the Neighbourhood Development Plan was assembled, further cross-checks were made to ensure consistency across the themes.

4. What is the plan trying to achieve?

4.1 The Saltash Neighbourhood Development Plan is a long-term plan. The Neighbourhood Development Plan seeks to strengthen and support Saltash's social, economic and environmental sustainability through guiding development and land-use change in such a way that it supports the town's prosperity whilst also helping to conserve and develop an area that is particularly rich in built diversity and heritage, set in a pleasant and attractive local landscape, and within a short distance of landscapes of county and national importance. The Plan also recognises that Saltash is the focus for a wider rural area which includes three small villages which rely upon the town as a centre for services, employment, trading and learning, and so must contribute to their future needs.

4.2 The Neighbourhood Development Plan gives broad policies and proposals that deliver the vision and aims, and suggests non-land use projects that may assist in this work. These have been developed through in-depth studies which have included the use of sustainability checklists and criteria based approaches based on the sustainability principles set out in the NPPF. However, any significant developments such as large housing developments that come forward because of this plan will have to complete their own sustainability appraisals and/or SEAs.

5. What is the sustainability context?

5.1 The Saltash Neighbourhood Development Plan has been prepared in the context of the National Planning Policy Framework and its requirement that the planning system (of which the Saltash Neighbourhood Development Plan is part) needs to perform three roles in delivering *sustainable development*.

5.2 The Plan recognizes the fundamental principle that *growth is part of sustainable development* and that it must address the key concerns of:

- Achieving a sustainable economy
- Living within our environmental limits
- Ensuring a strong, healthy and just society

5.3 The Saltash Neighbourhood Development Plan focuses on the key planning issues facing Saltash, setting out both the short term and longer term priorities for action to enable sustainable growth and increase prosperity. Relating this to the Saltash area the sustainability context can be more explicitly captured as putting in to place the necessary measures to ensure that Saltash delivers *sustainable development* for the benefit of its own and the surrounding communities, by achieving the following vision and objectives: ***by 2030 Saltash will be an envied riverside town, being more sustainable and greener in all respects with a reinvigorated Town Centre and Water-front, award-winning new housing, a prosperous and diverse economy, with an excellent quality of life and lifestyle for all ages.***

5.4 The Vision will be achieved by delivering the following practical objectives:

- Securing a diverse and prosperous Local Economy
- Regenerate the Town Centre, especially Fore Street, and Manage the Growth of "Out of Town" shopping
- Create and Support Sustainable Neighbourhoods
- Revitalise the Waterfront
- Ensure a Balanced Range of Quality New Housing
- Protect and Enhance the Built Environment
- Enhance the Natural Environment of the Parish
- Manage the Rural Areas of the Parish in a Sympathetic Manner
- Meet the Changing demand for Health, Education, and Community Services and Facilities

- Meet the growing demand for additional Sport, Recreation and Leisure facilities
- Improved and sustainable connectivity

5.5 In addition to supporting sustainable development in these wider senses, the Plan also seeks to build social, economic and environmental resilience in anticipation of future changes and challenges.

6. What is the baseline situation & what are the key issues?

6.1 In summary, Saltash is a thriving community with a unique waterfront setting and excellent transport links, located just across the River Tamar from the large urban area of Plymouth, which heavily influences and constrains Saltash. Consequently, Saltash is seen to be a very desirable place to live, and there is a considerable pressure for new residential development, with a significant level of commuting to jobs in the City and the major employment focus of Derriford. This affects the affordability of housing, as local people with local jobs on low wages compete with better paid and adds to traffic and pedestrian congestion, as vehicles find their way to the Tamar Road Bridge crossing.

6.2 Rapid growth since the 1960's has produced a series of large urban extensions, the latest proposed being Broadmoor Farm. There is a perceived need to encourage these new neighbourhoods to integrate more effectively with the community of Saltash, particularly Broadmoor which is some 2 miles from the town centre and separated from the town by the A38 trunk road. Substantial transport and access improvements are needed to improve integration, facilitate growth and tackle existing problems.

6.3 As modern shopping trends develop, and competition for the town centre emerges through new schemes at Carkeel, including 'trade counter' retailing from commercial storage and distribution premises, the health of the town centre is being increasingly impacted upon, and there is pressure to change the use of employment land to retailing.

6.4 Development trends and pressures for growth are also seen to be putting at risk the special character and sense of place that the historic core and riverside setting provide, whilst some key buildings are seen to be at risk. The natural environment is also of high quality, including SCA, SSI and AONB, all of which must be respected in planning for the future.

6.5 The broad community engagement carried out during the preparation of the Neighbourhood Development Plan, local residents said that looking forward, Saltash should be a safe, friendly, attractive riverside location, that is prosperous, tranquil, green and eco-friendly. The key issues that people thought should be addressed were:

- Protect and improve green spaces, create better linkages around the town by foot, cycle, road and rail, and strengthen our existing neighbourhoods.
- Find more land for recreation
- Help businesses grow and supply better jobs
- Ensure new housing has a mix of types that meets community needs.
- Build on the existing good sense of community in Saltash.
- Help provide better local leisure sports, play and entertainment facilities
- Help create variety and better-quality shops in Fore Street

- Improve the ‘evening economy’ of Saltash town centre, through better community safety, more restaurants and cafes, more events, and good links down to the waterfront.
- Support environmental improvements and more leisure uses on the waterfront.
- Support environmental improvements, such as the Station, parts of Waterside, and Carkeel roundabout in particular.

7. What would the situation be without the plan?

7.1 In the absence of a Saltash Neighbourhood Development Plan and without the Plan’s ability to guide and shape development, Saltash would be subject only to the strategic plans of the NPPF and Cornwall Local Plan, and Allocation DPD. These are considered to lack sensitivity to local conditions at the market town level, leading to the risk of locally unsympathetic proposals which do not go far enough in delivering sustainable development, and fail to effectively address the negative pressures and impacts described above. Furthermore, the aspirations of the community for the future of their town would be less well-defined and consequently less responded to.

8. What are the appraisal findings and recommendations?

8.1 From Appendix 2 is clear that the clear majority of policies put forward by the Saltash Neighbourhood Development Plan have a net positive impact upon the sustainability of the Town and surrounding area.

8.2 Overall, the Vision, aims and Objectives of the Plan set a sustainable context for tackling the pressures and issues being faced. The policies encourage sustainable development to address these aspects, and wherever possible set criteria to manage new proposals in a way that contributes to the social, environmental and economic well-being of the area.

8.3 A notable feature is that the Plan does not just look at Saltash in isolation from its rural surrounds but seeks to relate to them and their communities by supporting the delivery of necessary sustainable development to meet their needs as well.

8.4 The most significant negative impacts in terms of sustainability come through

- (1) the conflict of the need for urban extensions into the surrounding countryside, which whilst very well designed and incorporating mitigating measures must have some impact on for example, landscape, biodiversity and transport issues, and
- (2) the conflict between the need to preserve heritage assets and the retro-fitting of energy conservation materials and renewable energy generation equipment.

9. How have SA recommendations been considered?

9.1 The sustainability appraisal has ultimately supported and evidenced the community’s aspirations and demands to help conserve Saltash’s unique and widely appreciated built heritage and attractive setting.

9.2 As the Neighbourhood Plan Working groups finalised their reports, each carried out a sustainability checklist assessment of their recommendations for objectives and policies, and where a more significant adverse impact was detected the objectives/policies were revisited and where appropriate re-worded.

9.3 The relatively minor sustainability ‘conflicts’ or negative impacts associated with the Plan objectives/policies have been kept to the very minimum and it is the view of the Steering Group that the Neighbourhood Development Plan will support greater levels of sustainability than would otherwise be afforded in the absence of the plan. The Sustainability Appraisal will continue to adapt and consider any comments or issues identified through further Saltash Neighbourhood Development Plan consultation.

9.4 Our conclusion is that the Saltash Neighbourhood Plan will deliver appropriate sustainable development outcomes.

Appendix 1. Sustainability Framework

SC Theme	SC Objectives	Decision making questions
Climatic Factors	To reduce our contribution to climate change through a reduction in greenhouse gas emissions.	<ul style="list-style-type: none"> • Does it limit greenhouse gas emissions? • Does it secure the highest viable resource and energy efficiency? • Does it encourage the use of renewable energy technologies?
	To increase resilience to climate change, and reduce vulnerability.	<ul style="list-style-type: none"> • Does it minimise vulnerability and encourage resilience to the effects of climate change?
Waste	To minimise the generation of waste and encourage greater reuse and recycling of materials in accordance with the waste hierarchy.	<ul style="list-style-type: none"> • Will it reduce the amount of waste produced, collected, and or landfilled? • Will it increase the amount of waste recycled or recovered? • Will it increase levels of composting or anaerobic digestion? • Has space for storage of recycled materials been planned for? • Will it reduce the waste management industry’s contribution to climate change?
Minerals and Geodiversity	To minimise the consumption of mineral resources and ensure the sustainable management of these resources	<ul style="list-style-type: none"> • Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources? • Will it ensure development does not irreversibly sterilise important mineral resources?
	To conserve, enhance and restore the condition of geodiversity in the county.	<ul style="list-style-type: none"> • Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county? • Will mineral working impact on designated land?
Soil	To minimise the use of undeveloped land and protect and enhance soil quality.	<ul style="list-style-type: none"> • Will it protect, enhance and improve soil quality in Cornwall?

SC Theme	SC Objectives	Decision making questions
	To encourage and safeguard local food production.	<ul style="list-style-type: none"> • Will it avoid development that leads to the loss of productive soils?
Air	To reduce air pollution and ensure air quality continues to improve.	<ul style="list-style-type: none"> • Will it reduce pollution including greenhouse gas emissions? • Will it maintain or improve air quality in Cornwall?
Water	To reduce the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion.	<ul style="list-style-type: none"> • Does the proposal reduce, or avoid increasing the risk of flooding overall?
	To maintain and enhance water quality and reduce consumption and increase efficiency of water use.	<ul style="list-style-type: none"> • Does the proposal maintain or enhance water quality overall? • Does the proposal reduce the overall demand for water? • Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change? • Will the proposal increase the risk of water pollution events?
Biodiversity	To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.	<ul style="list-style-type: none"> • Does the proposal protect, enhance or restore biodiversity interests of BAP habitats, Cornwall Wildlife Sites, SSSIs and internationally, nationally and regionally designated areas? • Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)? • Does it protect not only designated areas but also of wildlife interest everywhere? • Will it encourage the provision of new or improved wildlife habitats?
Landscape	To protect and enhance the quality of the natural, historic and cultural landscape and seascape.	<ul style="list-style-type: none"> • Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character? • Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs? • Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements? • Will it maintain and enhance a high quality living environment? • Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?

SC Theme	SC Objectives	Decision making questions
Maritime	To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.	<ul style="list-style-type: none"> • Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated? • Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries? • Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability? • Will the proposal operate within safe biological, chemical and physical limits?
Historic Environment	To protect and enhance the quality and local distinctiveness of the historic environment.	<ul style="list-style-type: none"> • Does the proposal reinforce the distinctive character of Cornwall? • Does the proposal have an acceptable/unacceptable level of impact on the historic environment? • Does the proposal preserve and enhance the cultural and social significance of the historic asset? • Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture? • Have flood mitigation measures been designed to be compatible with the immediate historic environment? • Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?
Design	To promote and achieve high quality, locally distinctive design, sustainable land use and sustainable built development.	<ul style="list-style-type: none"> • Will it encourage developers to build to higher environmental standards? • Will it help to promote local distinctiveness? • Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes? • Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?
Social Inclusion	To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.	<ul style="list-style-type: none"> • Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded? • Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?

SC Theme	SC Objectives	Decision making questions
Crime and Anti-Social Behaviour	To reduce crime, anti-social behaviour and fear of crime.	<ul style="list-style-type: none"> • Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots). • Will it help reduce the fear of crime?
Housing	To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.	<ul style="list-style-type: none"> • Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county? • Will it reduce the number of people homeless or in temporary accommodation? • Will it contribute towards the provision of affordable, social and key worker housing? • Will it reduce the number of unfit homes, and those falling below the decent homes standards? • Will it deliver adaptable housing to meet the lifelong needs of the population? • Will it provide a well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes? • Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions? • Will it make the best use of land?
Health, Sport and Recreation	To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.	<ul style="list-style-type: none"> • Will it improve health and well-being and reduce inequalities in health? • Will it improve access to health services? • Will it improve access to the countryside, coast, recreation and open spaces? • Will it increase participation and engagement in physical activity and sport? • Will it lead to unacceptable noise levels?
Economic Development	To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.	<ul style="list-style-type: none"> • Will it promote a diverse range of employment opportunities? • Will it provide affordable, small scale, managed workspace to support local need? • Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? • Will it raise the quality of employment and reduce seasonality?

SC Theme	SC Objectives	Decision making questions
Education and Skills	To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.	<ul style="list-style-type: none"> • Will it help improve the qualifications and skills of young people? • Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)? • Will it help increase the County's skilled and professional workforce? • Will it support a viable future for rural communities? • Will it encourage a greater diversity of choice in skills training as part of regeneration efforts? • Will it increase accessibility to training facilities?
Transport and Accessibility	<p>To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p>	<ul style="list-style-type: none"> • Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available? • Will it reduce traffic congestion by promoting alternative modes of transport? • Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities? • Will it lead to a reduction in greenhouse gas emissions? • Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas? • Will it transfer freight from road to rail and/or sea?
Energy	To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.	<ul style="list-style-type: none"> • Will it promote and support the use of renewable and low carbon energy technologies? • Will it help reduce fuel poverty? • Will it encourage local energy production?

Appendix 2: Sustainability Checklist

Neighbourhood Plan Objectives	SIGNIFICANT IMPACT YEEES/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape	9. Maritime	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
Objective Securing a diverse and prosperous Local Economy	NO																			
Comment	Additional prosperity derived from sustainable development will enable better design and pollution control and improve social inclusion but will involve some land take and additional impacts (which should be mitigated overall).																			
Objective Regenerate the Town Centre, especially Fore Street, and Manage the Growth of “Out of Town” shopping	NO																			
Comment	Regeneration of the town centre will have broadly positive or neutral impacts.																			
Objective Create and Support Sustainable Neighbourhoods	NO																			
Comment	Sustainable neighbourhoods should reduce care travel needs, improve the public realm and facilitate social inclusion, and in any other areas will have broadly positive or neutral impacts.																			
Objective Revitalise the Waterfront	NO																			
Comment	Revitalization of this area will increase its attractiveness and provide for leisure and recreation.																			
Objective Ensure a Balanced Range of Quality New Housing	NO																			
Comment	Objective will improve design, social inclusion etc. but will involve some land take and additional impacts (which should be mitigated overall).																			

Neighbourhood Plan Objectives	SIGNIFICANT IMPACT YEE/S/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
Objective Protect and Enhance the Built Environment	NO																			
Comment	A good built environment has many social and economic benefits and little negative impact.																			
Objective Enhance the Natural Environment of the Parish	NO																			
Comment	A good natural environment has many physical, social and economic benefits and little negative impact.																			
Objective Manage the Rural Areas of the Parish in a Sympathetic Manner	NO																			
Comment	Rural interventions that are balanced should be able to tackle rural environmental decline and deprivation whilst limiting impacts the natural environment.																			
Objective Meet the Changing demand for Health, Education, and Community Services and Facilities	NO																			
Comment	Responding to social pressures will support an inclusive and healthy community.																			
Objective Meet the growing demand for additional Sport, Recreation and Leisure facilities	NO																			
Comment	Responding to social pressures will support an inclusive and healthy community.																			
Objective Improved and sustainable connectivity	NO																			
Comment	Improved connectivity will reduce the need to travel by car, and encourage healthy activity, whilst providing for social cohesion.																			

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEE/S/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY NP1 SALTASH SETTLEMENT BOUNDARY	NO																			
Comment		Neutral																		
POLICY EM1 – ACCESS TO STOKETON CROSS EMPLOYMENT ALLOCATION.	NO																			
Comment		Improved connectivity will reduce the need to travel by car, and encourage healthy activity, whilst providing for social cohesion.																		
POLICY EM2 - REDEVELOPMENT AND ENHANCEMENT OF EXISTING EMPLOYMENT SITES.	NO																			
Comment		Modernization of older sites will allow for higher standards to be adopted and provide customer reassurance leading to more efficient and improved performance.																		
POLICY EM3 – PARKING, STORAGE AND MOVEMENT ON AND AROUND EMPLOYMENT SITES	NO																			
Comment		Off site parking can be anti-social and cause disturbance, whilst adequate space on site can allow for to more efficient and improved performance, although may require more land and add to pollution.																		
POLICY EM4 – HOME BASED ENTERPRISE	NO																			
Comment		Home based enterprise can reduce travel needs and the associated impacts but can lead to isolation and noise problems for neighbours. Very positive impacts on economic development.																		
POLICY EM5 – TELECOMMUNICATIONS ON EMPLOYMENT SITES	NO																			
Comment		Improved telecommunications can reduce travel needs and associated impacts, whilst supporting economic development and skills development, with no obvious negative impacts.																		

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEE/S/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY TC1 – DEVELOPMENT AT CARKEEL	NO																			
Comment	Controlling development at Carkeel will reduce impacts on town centre and improve landscaping, but may add to travel by car and waste production.																			
POLICY TC2 – MAINTAINING THE TOWN CENTRE AS A RETAIL AND SOCIAL DESTINATION	NO																			
Comment	Enhancing the attractiveness of the town centre can reduce travel needs, and associated impacts, support regeneration of historic environment, enhance social cohesion, and spur on economic development. However, retail is a high waste producer.																			
POLICY TC3 – NEW USES FOR UPPER FLOORS IN THE TOWN CENTRE	NO																			
Comment	Upper floor occupation, by businesses or as flats, can help improves social inclusion and provide cheaper forms of housing, with little downside.																			
POLICY SN1 – PROVISION OF BROADMOOR URBAN EXTENSION NEIGHBOURHOOD CENTRE	NO																			
Comment	Providing a neighbourhood centre in the new development can reduce travel needs, and associated impacts, and enhance social cohesion within the development .																			
POLICY SN2 – NEIGHBOURHOOD SHOPS AND FACILITIES	NO																			
Comment	Enhancing the attractiveness of the neighbourhood centre can reduce travel needs, and associated impacts, and, enhance social cohesion, and spur on local development. However, retail is a high waste producer.																			
POLICY WF1 – MAKING THE MOST OF SALTASH WATERFRONT	NO																			
Comment	Enhancing the attractiveness of the waterfront will, support regeneration of this historic environment, enhance social cohesion, and spur on economic development.																			

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEE/S/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
Policy No.. POLICY H1 - ENSURING HOUSING APPORTIONMENT TARGET UP TO 2030 IS ACHIEVED	NO																			
Comment		Meeting the established housing need across all levels of income can help improves social inclusion and provide the necessary housing, with minor environmental downside.provided design standards are met																		
POLICY H2 - ENSURING A CHOICE OF HOUSING	NO																			
Comment		Meeting the established housing need across all levels of income can help improves social inclusion and provide the necessary housing, with minor environmental downside.provided design standards are met																		
POLICY H3 – CONVERSIONS OF LARGE HOUSES INTO MULTIPLE OCCUPATION IN THE SUBURBAN VILLA CHARACTER AREA OF SALTASH	NO																			
Comment		Conversion of large domestic dwellings to multiple occupation or as flats, can help improves social inclusion and provide cheaper forms of housing, with little downside																		
POLICY H4 – MAKING BETTER USE OF LAND	NO																			
Comment		Minimising the unproductive use of available land will help maintain standards within Saltash																		
POLICY H5 – MAKING BETTER USE OF LAND - SUBURBAN VILLAS CHARACTER AREA: PORT VIEW ESTATE	NO																			
Comment		Enhancing the attractiveness of the established character area will support the maintenance of this historic environment and the visual cohesiveness of this part of the town																		
POLICY H6 – EXTENSIONS TO EXISTING DWELLINGS	NO																			

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEE/S/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
Comment	Extension of domestic dwellings will expand the variety of dwellings available to meet the identified need, with little downside																			
POLICY ENV1 – DESIGN AND LOCAL DISTINCTIVENESS WITHIN THE DEFINED CHARACTER AREAS	NO																			
Comment	Maintaining the existing local distinctiveness within the identified historic core will protect the local sense of place and improve social cohesion around locally valued features.																			
POLICY ENV2 – DESIGN AND LOCAL DISTINCTIVENESS OUTSIDE THE HISTORIC CORE																				
Comment	Maintaining the existing local distinctiveness outside the identified historic core will support the overall societal cohesiveness of the area																			
POLICY ENV3 - GENERAL DESIGN PRINCIPLES																				
Comment	The achievement of a coherent set of general design principles throughout Saltash will help provide a “sense of place” in Saltash																			
POLICY ENV4 - LOCAL LISTING OF NON-DESIGNATED HERITAGE ASSETS IN THE TOWN CENTRE AND CONSERVATION AREAS	NO																			
Comment	Identifying “non nationally listed” heritage assets will help provide a coherent sense of historical identity within Saltash																			
POLICY ENV5 - REUSE OF SALTASH STATION BUILDING	NO																			
Comment	The sympathetic refurbishment of the station building will support the overall transport and social structure and will help provide a coherent sense of historical identity within Saltash																			

Neighbourhood Plan Policies	SIGNIFICANT IMPACT Y/YES/NO																			
		1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY ENV6 - DEVELOPMENT IN CONSERVATION AREAS	NO																			
Comment		Ensuring good design in the conservation area will protect the local sense of place and improve social cohesion around locally valued features.																		
POLICY ENV7: DEVELOPMENT WITHIN THE SETTING OF CONSERVATION AREAS	NO																			
Comment		Ensuring good design in the setting of conservation area will protect the local sense of place and improve social cohesion around locally valued features.																		
POLICY ENV 8: IMPACT ON VIEWS AND VISTAS.	NO																			
Comment		The safeguarding of established views and vistas will provide a significant support to a feeling of personal and societal well being																		
POLICY GRN1 - BIODIVERSITY PROTECTION AND GAIN	NO																			
Comment		The negative effect on biodiversity of developments should be minimised where possible and possible improvements encouraged																		
POLICY GRN2 – TREES, CORNISH HEDGES AND HEDGEROWS	NO																			
Comment		Trees, hedges and hedgerows should be safeguarded as part of the development process and possible improvements encouraged																		
POLICY GRN5 – COUNTRYSIDE CHARACTER AREAS	NO																			
Comment		There are a number of countryside character areas within Saltash which provide a valuable support to people's sense of well being																		

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEE/S/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY GRN6 - DRAINAGE AND FLOODING	NO																			
Comment	The creation and subsequent maintenance of effective drainage and flood control measures is key to any development within the parish as it already has many areas which are under flood threat now and where the effect of development and global warning could produce a “cliff edge” effect																			
POLICY RUR1 – SMALL WORKSHOP DEVELOPMENT IN THE COUNTRYSIDE	NO																			
Comment	Small workshop development is needed to offset the loss of employment and social cohesiveness which has been threatened by the reduction in agricultural employment in the rural areas																			
POLICY RUR2 – VILLAGE SETTLEMENT BOUNDARIES AND RURAL HOUSING SITES	NO																			
Comment	Small housing sites will help address local housing need where it arises and support the economy, but does involve some land take up and wider impacts, albeit mitigation can reduce any negative aspects.																			
POLICY RUR3 – AGRICULTURAL DWELLINGS AND SPECIALIST NEED DWELLINGS	NO																			
Comment	These dwellings and specialist dwellings are needed to support employment and social cohesiveness which has been threatened by the reduction in agricultural employment in the rural areas																			
POLICY HWB1 – EDUCATION PROVISION	NO																			
Comment	Creation and maintenance of education support infrastructure is vital to give opportunities to the next generation to improve their potential employability and community involvement																			
POLICY HWB 2 – PROTECTION AND ENHANCEMENT OF SALTASH COMMUNITY CAMPUS	NO																			
Comment	The Saltash Community campus is an identified public focus for the community and will help integrate future developments with the existing town and parish																			

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEE/S/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY HWB 3 – FUTURE OF ST BARNABAS HOSPITAL	NO																			
Comment	St Barnabus hospital is a publically highly valued part of the local health and social support infrastructure which because of its key location is considered vital to maintaining a sense of community within Saltash																			
POLICY HWB 4 – PROVISION AND EXPANSION OF G.P. SURGERIES	NO																			
Comment	The existing health infrastructure is already running close to capacity and local capability is vital to maintain societal cohesiveness and community involvement and reduce public transport costs																			
POLICY HWB 5 - PROTECTION OF IMPORTANT COMMUNITY FACILITIES	NO																			
Comment	Creation and maintenance of community support infrastructure is vital to maintain societal cohesiveness and community involvement																			
POLICY LEI 1 – KEY STRATEGIC OPEN SPACES	NO																			
Comment	The provision of well distributed open spaces is regarded as a key part of maintaining a feeling of personal well being and social inclusion																			
POLICY GRN 3 LOCAL GREEN SPACES	NO																			
Comment	The provision and effective maintenance of local open spaces particularly within developments is regarded as a key part of maintaining a feeling of personal well being and social inclusion																			
POLICY GRN4 - CONSERVATION, ENHANCEMENT AND CREATION OF LOCAL GREEN SPACES.	NO																			
Comment	The provision and effective maintenance of local open spaces particularly within developments is regarded as a key part of maintaining a feeling of personal well being and social inclusion																			

Neighbourhood Plan Policies	SIGNIFICANT IMPACT Y/YES/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY LEI 2 – DELAPIDATED PLAY SPACES	NO																			
Comment	The provision and effective maintenance of play areas particularly within developments is regarded as a key part of maintaining a feeling of personal well being and social inclusion. Dilapidated areas should be rebuilt or redesigned to improve their appearance and effectiveness for this purpose.																			
POLICY LEI 3 - ALLOTMENTS	NO																			
Comment	Allotments or areas where home growing is encouraged should be created wherever a demand is identified																			
POLICY CON1 – THE GREEN BOULEVARD	NO																			
Comment	The creation of an identified and people friendly link from Carkeel to the Town Centre will help establish linkage between the two areas and encourage low energy use transport systems																			
POLICY CON2 – NORTH ROAD/ NEW ROAD DISTRIBUTOR	NO																			
Comment	Responding to potential increased traffic flows with mitigation will benefit climatic and air quality issues and protect/improve community linkages																			
POLICY CON3—TOWN CENTRE TRANSITION ZONES	NO																			
Comment	The creation of an identified transition to the Town Centre will help establish a “people friendly” environment and reduce pedestrian marginalisation																			
POLICY CON4 – BURRATON CROSS HUB	NO																			
Comment	The creation of a more pedestrian friendly junction will help establish a “people friendly” environment and reduce “non vehicle” marginalisation																			

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEE/S/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY CON5 – SALTASH STATION	NO																			
Comment		The sympathetic refurbishment of the station building will support the overall transport and social structure and will help provide a coherent sense of historical identity within Saltash																		
POLICY CON 6 – CARKEEL TRAFFIC CALMING AND ENVIRONMENTAL ENHANCEMENT	NO																			
Comment		Traffic calming at Carkeel and supporting environmental improvements will significantly improve the pollution effects of large scale traffic flows at this location																		
POLICY CON7—BROADBAND	NO																			
Comment		The creation of effective and fast Broadband will greatly assist employment capabilities particularly in knowledge based industries offsetting the geographical remoteness of the area.																		
POLICY CON8: SUSTAINABLE TRANSPORT MEASURES IN NEW DEVELOPMENT	NO																			
Comment		Sustainable transport measures and supporting environmental improvements in new developments will significantly reduce the pollution effects of traffic flows and improve personal health in this potentially densely populated areas																		
POLICY CON9 PROTECTION OF FOOTPATHS, BRIDLEWAYS AND CYCLE PATHS.	NO																			
Comment		Protection of footpaths bridleways and cycleways and supporting environmental improvements will significantly increase the take up of non vehicular transport modes, reduce the pollution effects of vehicle traffic flows and improve collective personal health levels																		
POLICY CON10 – ENHANCING AND EXTENDING THE WALKING AND CYCLE NETWORK	NO																			
Comment		Creation of footpaths bridleways and cycleways providing key transport links and supporting environmental improvements will significantly increase the take up of non vehicular transport modes, reduce the pollution effects of vehicle traffic flows and improve collective personal health levels																		

Neighbourhood Plan Policies	SIGNIFICANT IMPACT Y/YES/NO	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
POLICY DP1 – MAKING IT HAPPEN - COMMUNITY PRIORITIES	NO																			
Comment	The demonstration of the inclusion of community priorities within the plan is key to public involvement in the monitoring and carrying out of the processes and projects identified within the plan																			

<i>Sustainability Appraisal Criteria</i>	<i>Initial Site Testing</i>	<i>Short Term Impact</i>	<i>Medium Term Impact</i>	<i>Long Term Impact</i>	<i>Mitigation Measures Possible?</i>	<i>Notes</i>
Climatic Factors					Yes	May increase greenhouse gas emissions through TTW journeys and servicing needs but reduce some social journeys by meeting local housing needs. Long term low emission vehicles introduced. Aspect allows layout with good solar gain.
Waste					Yes	Must increase some waste flows but recycling provision can be built in, including green composting.
Soil					No	Probably Grade 3b. Development must involve some land take.
Air					Yes	May add to air pollution initially but also reduce in future due to use of low emission vehicles
Water					N/A	No known local flooding issues, but is in Saltash Critical Drainage Area. See flooding assessment below
Biodiversity					Limited	Not likely to have direct impact on SAC/SPA, but providing access and footpaths could require removal of lengths of hedgerow depending on form of development. Incorporate biodiversity enhancements as per SNP GRN1
Landscape					Limited	Outside but adjoins AONB. Providing access and footpaths could require removal of some lengths of hedgerow depending on form of development. Hsg Close format could mitigate
Maritime	N/A	N/A	N/A	N/A	N/A	N/A
Historic Environment					Yes	Opposite listed building, currently rather crowded by trees. Development of appropriate design could reflect and complement the LB by improving setting.
Design					N/A	Good design at appropriate scale and density could incorporate sustainable building measures and make a positive contribution to character of village.
Social Inclusion					N/A	Small number of new dwellings could help meet local housing needs and support the vitality of the village.
Crime and anti-social behaviour					N/A	Well-designed development could provide additional day-time presence in village and by opening up view could increase security for existing dwellings.
Housing					N/A	Will provide general market, affordable, adaptable and decent housing.
Health, Sport and Recreation					N/A	Neutral
Economic Development					N/A	May provide work for local builders and support the economy by providing larger dwellings set in a pleasant setting, likely to be favoured by managerial staff
Education and Skills					N/A	Neutral
Transport and Accessibility					Yes	Would add to traffic flows, but also provide opportunity to improve local road width and visibility.
Energy					N/A	Sustainable building requirements would minimise energy use.

Sustainability Appraisal Template for Site RUR2-3-2 - Trehan

<i>Sustainability Appraisal Criteria</i>	<i>Initial Site Testing</i>	<i>Short Term Impact</i>	<i>Medium Term Impact</i>	<i>Long Term Impact</i>	<i>Mitigation Measures Possible?</i>	<i>Notes</i>
Climatic Factors					Yes	May increase greenhouse gas emissions through TTW journeys and servicing needs but reduce some social journeys by meeting local housing needs. Long term low emission vehicles introduced. Aspect allows layout with reasonable solar gain.
Waste					Yes	Must increase some waste flows but recycling provision can be built in, including green composting.
Soil					No	Probably Grade 3b or worse. Must involve some land take.
Air					Yes	May add to air pollution initially but also reduce in future due to use of low emission vehicles
Water					N/A	Just outside Critical Drainage Area. No known flooding issues
Biodiversity					Limited	Not likely to have direct impact on SAC/SPA, but providing access and footpaths could require removal of lengths of hedgerow depending on form of development. Incorporate biodiversity enhancements as per SNP GRN1
Landscape					Yes	Entirely within AONB. Providing access and footpaths could require removal of lengths of hedgerow depending on form of development, but not open to long views, and w boundary could be densely planted.
Maritime	N/A	N/A	N/A	N/A	N/A	N/A
Historic Environment					Yes	Little Trehan Farmhouse, immediately to S across hedgerow, is a Grade II LB. Already impacted on by presence of transmission lines and substation on the site, the development may provide opportunity to remove these and improve LB setting.
Design					N/A	Good design at appropriate scale and density to village could incorporate sustainable building measures and make a positive contribution to character of village.
Social Inclusion					N/A	Small number of new dwellings could help meet local housing needs and support the vitality of the village.
Crime and anti-social behaviour					N/A	Well-designed development could provide additional day-time presence in village and by opening up view could increase security for existing dwellings.
Housing					N/A	Will provide general market, affordable, adaptable and decent housing.
Health, Sport and Recreation					N/A	Neutral
Economic Development					N/A	May provide work for local builders and support the economy by providing larger dwellings set in a pleasant setting, likely to be favoured by managerial staff
Education and Skills					N/A	Neutral
Transport and Accessibility					Yes	Would add to traffic flows, but also provide opportunity to improve local road width and visibility.
Energy					N/A	Sustainable building requirements would minimise energy use.

Sustainability Appraisal Template for Site RUR2-3-3 - Trehan

<i>Sustainability Appraisal Criteria</i>	<i>Initial Site Testing</i>	<i>Short Term Impact</i>	<i>Medium Term Impact</i>	<i>Long Term Impact</i>	<i>Mitigation Measures Possible?</i>	<i>Notes</i>
Climatic Factors					Yes	May increase greenhouse gas emissions through TTW journeys and servicing needs but reduce some social journeys by meeting local housing needs. Long term low emission vehicles introduced.
Waste					Yes	Must increase some waste flows but recycling provision can be built in, including green composting.
Soil					No	Current/last use as nursery/allotment garden, Must involve some land take.
Air					Yes	May add to air pollution initially but also reduce in future due to use of low emission vehicles
Water					N/A	Just outside Critical Drainage Area. No known flooding issues
Biodiversity					Limited	Not likely to have direct impact on SAC/SPA, but providing access and footpaths could require removal of lengths of hedgerow depending on form of development. Incorporate biodiversity enhancements as per SNP GRN1
Landscape					Limited	Within AONB, and providing access and footpaths could require removal of lengths of hedgerow depending on form of development. However, careful management of roof heights will assist.
Maritime	N/A	N/A	N/A	N/A	N/A	N/A
Historic Environment					N/A	Nearest heritage features is 15 th C Cross 100M to west, not likely to be effected.
Design					N/A	Good design at appropriate scale and density to village could incorporate sustainable building measures and make a positive contribution to character of village.
Social Inclusion					N/A	Small number of new dwellings could help meet local housing needs and support the vitality of the village.
Crime and anti-social behaviour					N/A	Well-designed development could provide additional day-time presence in village and by opening up view could increase security for existing dwellings.
Housing					N/A	Will provide general market, affordable, adaptable and decent housing.
Health, Sport and Recreation					N/A	Neutral
Economic Development					N/A	May provide work for local builders and support the economy by providing larger dwellings set in a pleasant setting, likely to be favoured by managerial staff
Education and Skills					N/A	Neutral
Transport and Accessibility					Yes	Would add to traffic flows, but also provide opportunity to improve local road width and visibility.
Energy					N/A	Sustainable building requirements would minimise energy use.

HERITAGE IMPACT ASSESSMENT KEY:

Neutral / negligible		Either no known heritage asset on, adjacent to or near site, or agreed assessments have been undertaken and have led to appropriate scoping of mitigation measures and master planning requirements.
Minor impacts <i>NPPF: Less than substantial harm to the heritage asset</i>		Heritage assets are known to be on and/or adjacent to the site, with potential for either minor negative impact on the significance of undesignated assets, or of less than substantial harm to the significance of designated assets <i>Potential mitigation required: assessment, master plan layout, densities & design responding to HE issues; specific measures to preserve/enhance sites or assets.</i>
Moderate impacts <i>NPPF: potential for harm (in some cases substantial harm) to, or loss of the heritage asset; but capable of avoidance and/or mitigation; overall outcome would be less than substantial harm</i>		Potential for harm (in some cases substantial) to heritage assets known to be on and/or adjacent to the site, but capable of moderating through mitigation (including avoidance, reduction and offset). <i>Potential mitigation required: detailed assessment, detailed site allocation policy, master plan layout, densities & design (including design briefs and/or design codes etc.) responding to HE issues; specific measures to preserve/enhance sites or assets. May require amendment to proposed allocation area or inclusion of policy wording requiring mitigation.</i> Demonstration of substantial public benefits of delivery of (parts of) the site may still be required in certain instances, if mitigation measures are not implemented or fully successful.
High impacts <i>NPPF: Substantial harm to, or loss of the heritage asset; not likely to be resolved by mitigation</i>		Potential of substantial harm to or loss of important heritage assets known to be on or adjacent to the site, not likely to be resolved by mitigation. <i>Potential mitigation still required to bring sites forward: highest levels of assessment; detailed site allocation policy, master plan layout, densities & design (including design briefs and/or design codes etc.) responding to HE issues; specific measures to preserve/enhance sites or assets. Such mitigation may prove insufficient to protect/enhance heritage assets. Development would require clear justification for the potential harm, demonstrating substantial public benefits that outweigh harm or loss.</i>
Impacts previously assessed and managed		Heritage assets known to be on or adjacent to the site and there is/may be the potential for serious impact, however previous assessments and agreed measures etc. are in place, which require continued monitoring and management

Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
TM1	None on site. Grade II Listed Bldg, Penvintle Farmhouse 18th C. List Entry 1329277 is 40m to N	Description: Small group of farm buildings to south of Trematon Hall (LB2). C18, altered C19 and C20. The oldest part now appears to be the south end, 2 storeys	Proposed extension of SB separated from LB by recent new development. No significant impact expected unless any new development		Include in Policy RU2: '2. New residential infill development will be supported within these boundaries, subject to:

² The meaning of 'setting' and 'significance' of heritage assets is defined in the Glossary of the National Planning Policy Framework. Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The "Significance" is the value of a heritage asset to this and future generations, which may be in terms of archaeological, architectural, artistic or historic value. It is derived from both the asset and its setting.

Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
		<p>rubble, partly rendered with slurred slate hipped roof. 1 window to south and 1 to east plus door.</p> <p>Setting: The Farmhouse is at the centre of the medieval settlement of Penvintle, first recorded 1337. Now amongst mixed group of other farm buildings of basic appearance, and modern development, so not experienced as a heritage asset.</p> <p>Significance: Low in comparison to other assets in the area.</p>	is of inappropriate scale or design.		<p>i. Design being of a style which respects the character and appearance, where appropriate, of the AONB and Conservation areas and the setting of Listed Buildings within the parish. (In accordance with CLP Policies 12 and 24, and policy ENV3 of this Plan).'</p> <p>Archaeological oversight of initial excavations.</p>
TM2	None on site. Grade II Listed Bldgs, Trematon Manor House and old Pound are within 5m to N.	<p>Description:</p> <p>The OS 2nd Edition 25" map of c1907 shows a 'manor house (remains of)' in Trematon village. This is supported by the OS's observation that the remains of an ancient manor house are still in use as a farmhouse. The building is Listed, Grade II, as a C17 house of plastered rubble with a slated roof. Trematon Pound is a small stone-built structure sited adjacent to the crossroads opposite Trematon Manor. It measures approximately 25ft east-west and 18ft north-south. The walls survive to a height of up to 8ft on the north side, but the other three sides have been reduced in the interest of visibility for road users. There is an entrance on the east side. It is shown on the 1st ed OS 25" map of 1880 and subsequent editions</p>	The fact that most development here has been in the form of residential conversions may have preserved some of the form of the C17 Manor homestead, and their impacts must have to some degree already been considered in processing the associated planning applications approved since 2007. However, any significant new development involving excavation could disrupt the historic layout and disturb archaeological remains.		As above

Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
		<p>Setting: The Manor House predates nearby Trematon Hall LB and adjoins a cluster of later agricultural buildings, of which many have been converted to residential use. Their footprint may reflect the evolution of the farm site from its earliest existence, although this is probably not recognised by local residents.</p> <p>Significance: The village appears in an Anglo-Saxon charter of c.1050 and then in the Domesday Book as a 'planted town' housing a transferred market from St Germans, such that it was one of the largest settlements in Cornwall, with 100 households, comprising '20 villagers, 30 small holders and 50 slaves'. The site layout and Manor House may be historically linked to the C11 settlement and may therefore be of some significance.</p>			
TM3	None on site, nearest heritage assets are the converted non-conformist chapel on the opposite side of the road, and LBs 100+M to S and SE.	<p>Description: Asset is a Methodist chapel. Converted to house and partly rebuilt. Rendered walls; dry slate roof. Some original sash windows.</p> <p>Setting: Now barely recognizable as a chapel. Development of the site opposite not likely to harm the asset.</p> <p>Significance: Low</p>	No impact or harm anticipated.		N/A
T1	None on site, nearest heritage assets are 10M to S	<p>Description: Cropmark field boundary visible in air photos is</p>	No impact or harm anticipated.		N/A

Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
		likely to be part of a medieval field system. Setting: The whole area is within an area of anciently enclosed land, but is normally invisible. Significance: Relates to Trehan as a mediaeval settlement c. 1320s.			
T2	None on site, nearest heritage assets are 60M to N and W	(1) Description: A private chapel at Trehan is recorded in 1332 of which no remains are extant. Setting and Significance: N/A (2) Description: Well-preserved medieval latin cross on Tye Green at Trehan cross roads. Chamfered angles in octagonal section: no evidence of a base stone, but it is considered to be in situ. Setting: The Cross is seen locally as part of the village's typical Cornish character. Significance: Relates to Trehan as a mediaeval settlement c. 1320s, and is possibly associated with the C14 chapel at Trehan.	No impact or harm anticipated.		N/A
RUR2-3-1	None on site. Nearest heritage assets are Trematon Farmhouse and Barn some 10M to E.	Description: Grade II listed Mid C19 farmhouse. 2 storeys. Slate hung. 3 windows with 'L' plan pointed rubble section which has hipped roof. Irregular windows, plain and glazing bar sashes and one tripartite casement. Porch in angle to rear. 2 large chimneys to rear. Also Listed is Barn to east of Trematon Farmhouse. Early to mid C19. 2 storeys. Rubble with half-hipped roof. Part slate hung to rear. Pigeon holes below eaves. First	Removal of hedgerow trees on allocated site could open up the frontage of the LB to greater lighting and overlooking, but no significantly harmful impact anticipated. Indeed, development of appropriate design, perhaps to incorporate barn-like forms and traditional materials, could reflect and complement the LB and restore an impression of its original setting. No		Proposals should include basic heritage impact assessment and demonstrate how design will improve setting of LBs opposite, in accordance with SNDP Policies RUR2.2, ENV3 and CLP policies 12 and 24. Therefore the sub-para of Policy RU2.2 will apply: i. Design being of a style which respects the character and appearance, where appropriate, of the AONB and Conservation areas and the setting of Listed Buildings within the parish. (In accordance with CLP Policies 12 and 24, and policy ENV3 of this Plan).'

Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
		<p>floor entry included for group value.</p> <p>Setting: The farm setting of the farmhouse and barn was lost as new development grew around the premises, the most recent being the small estate to the south approved in 2003. The allocation site opposite the farmhouse is separated from it by the main road and a hedgerow belt.</p> <p>Significance: Not great but is a pleasant traditional farm house typical of its Cornish setting.</p>	unacceptable impact or harm anticipated.		Archaeological oversight of initial excavations.
RU2 -3 -2	None on site. Grade II LB, Little Trehan Farmhouse 17th C, lies immediately to S across hedgerow.	<p>Description: Mid C17, 2 storeys, pointed rubble with modern slate roof. Extruded and stepped rubble chimney to right. Irregular fenestration, wooden lintels on ground floor, 3 light Yorkshire casements. Door to left approached by ramp (because of fall of ground). Lower single storey wing to south. Rear: hip roofed stair turret, pointed and chamfered doorway, lateral chimney. Interior: through-passage plan. Ground floor main room has wide fireplace with inserted carved lintel (removed from Shillingham where it was used as gate-post). Spiral stair to right of fireplace.</p> <p>Setting: is small scale, fronting directly on to narrow lane.</p>	Little Trehan Farmhouse is already impacted on by presence of transmission lines and substation on the site. Development on the allocation site, which rises to the N, could overcrowd / overshadow LB.		<p>Proposals should include basic heritage impact assessment and demonstrate how design will improve setting of LBs opposite, in accordance with SNDP Policies RUR2.2, ENV3 and CLP policies 12 and 24. Therefore the sub=para of Policy RU2.2 will apply:</p> <p>i. Design being of a style which respects the character and appearance, where appropriate, of the AONB and Conservation areas and the setting of Listed Buildings within the parish. (In accordance with CLP Policies 12 and 24, and policy ENV3 of this Plan).'</p> <p>Archaeological oversight of initial excavations.</p> <p>The development may provide opportunity to remove the electricity infrastructure that currently dominates the property and improve LB setting.</p>

Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
		Significance: It is unusual in being one of the very few thatched historic properties in SE Cornwall.			
RU2 -3 -3	None on site. Nearest heritage asset is C15th Cross 100M to west and site of non-extant private C14 Chapel 120m to west	Description: See above. Setting: See above Significance: See above	Due to distance from the assets described, no impact or harm anticipated.		N/A
CON3 Transition Zone 1	Within 30m (100ft) of centre: (1) Within original C12 'planted town' and crossed by the mediaeval street pattern (2) Site of WW2 Emergency water tanks (3) Site of Mediaeval Guild Hall. (4) Lower Fore Street Conservation Area (5) Amended street frontage line arising from post WW2 (6) Brunel monument (copy of that by Baron Marochetti on the Victoria Embankment in London)	Description: The site of CON3 Zone 1 is now the main gateway into the modern Saltash town centre, crossed by Fore Street and the C20 route to the road bridge. Setting: The area follows, in part, the medieval street pattern, and was at the start of the upper part of the planted settlement, and later its administrative centre. However, apart from the street pattern and the Brunel bust, the heritage assets are no longer present. This end of Fore Street was extensively damaged in WW2 and the N side redeveloped to a set-back building line. Later improvements led to the area being a large, sweeping car-dominated space which interrupts the continuity of the medieval route with Lower Fore Street Significance: Although the historic record shows that this part of the town is of significance in its development from the earliest times, the absence of heritage remains means that the	The proposed public realm improvements provide an opportunity to bring the heritage of the area to public attention, through a scheme which could remove visual clutter, show the traditional street building line, and open the area up for pedestrian movement and interpretation, and re-establish the link with Lower Ford Street.		Add further criteria to CON3 –'v. opportunities to emphasise and interpret the history of Saltash'

Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
		area lacks significance within the community.			
CON3 Transition Zone 2	Within 30m (100ft) of centre: (1) Victoria Gardens (2) Penn-Seymonds Monument (Grade II LB) (3) No 1 Callington Road (Grade II LB) (4) No 4 Callington Road (Grade II LB) 95) Maurice Huggins Room	Description: The site of CON3 Zone 2 is at the confluence of Fore Street, Callington Rd and Sr Stephens Rd. Within the 'elbow formed by the latter roads is Victoria Park, a typical Victorian Ornamental Garden created to celebrate Queen Victoria's Diamond Jubilee in 1897. Features some original specimen trees, including a fine Araucaria araucana (Monkey Puzzle Tree). The monument is to Major General Sir William Penn Symons who was the first British General killed during the Boer War. Nos 1 and 4 Callington Road are two early C19 slate hung dwellings. The Maurice Huggins Room is a community space locate in the former garden shelter. Setting: The Gardens, listed and other buildings, local stone walls, green painted cast iron railings, trees and granite kerb-edges crate a Victorian unity in this entrance to the town centre. Significance: Local significance as a well-known corner of Saltash that provides some of its Victorian ambience in the old town and suburban villas character areas (see Policy ENV 1 and Fig 11 of the NDP).	This area is heavily affected by traffic. The proposed public realm improvements will help reduce speeds and noise and support improved pedestrian movement, improving the usability of the Gardens and its appreciation by local people.		As above.

Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
Policy WF1 – Saltash Waterfront	From N to S: (1) Landing craft maintenance and docking site. (2) Site of demolished lime kiln (3) Site of demolished toll house (4) Boatman Inn (Grade II LB) (5) C16 doorway fragment (6) site of C12 ferry terminal (7) Site of post medieval shipyard (8) site of Post Medieval blacksmiths workshop (9) Mary Newman's cottage, in Culver Road (10) Royal albert Railway Bridge	Description: (1) A maintenance site built beside the River Tamar (including Commercial Wharf, Sand Quay Beach, Ashtor Wharf and Culver Park) to service landing craft during the preparations, engagement and aftermath of the 1944 D-Day landings during World War II. The site includes an arrangement of parallel concrete strips called a 'gridiron', an adjacent mooring frame and a small quay. Operating from 1943 to 1945, the monument formed part of the Saltash sub-base of the United States Naval Advanced Amphibious Base (USNAAB) at Plymouth. (2) Limekiln at Sand Quay, occupied by W Pearce are marked on the 1841 but out of use by 1880. They are mentioned as being leased by John Hickee in July 1889. The name "Sand Quay" suggests an association with the landing of sea sand for agricultural use. (3) Toll house sited at the Saltash ferry point which crossed to Plymouth. The exact location of it is no known as it has probably been demolished for the construction of either the Royal Albert Bridge or the Tamar road bridge. The toll house was part of the St Germans Saltash Plymouth turnpike.	The Coastal Community Team proposals for this site could, unless very carefully carried forward, have significant negative impact on the setting and significance of the long heritage of the area.	j	Policy WF 1 to require detailed assessment, master plan layout, adoption of a design code responding to HE issues; specific measures to preserve/enhance sites or assets: Proposals must a. Draw out and preserve the economic, cultural and heritage values inherent in the area; b. Be of a scale and character appropriate to the setting and preserve or enhance its historic character [See Policy ENV1 & Table XX) and avoid impinging unacceptably on public views and vistas [See Policy ENV8] c. Ensure that the setting and significance of the heritage assets present on and close to the area affected are protected and interpreted to a high standard. c. Retain and restore the extant medieval street pattern. d. Retain and if possible improve access to all existing amenities, boat launching and recovery facilities; e. Safeguard a safe and suitable access to the Pier for possible ferry services and river cruises; f. Include means of ensuring any environmental impact (waste, litter, vandalism light, noise etc etc.) resulting from the use of any new facilities is managed effectively; g. Ensure that the residential amenity enjoyed by local residents is not unreasonably affected; h. Include residents and disabled car-parking; i. Include a phased scheme to enhance pedestrian comfort and improve convenience of access and connectivity with the town centre car parks, bus routes, Cornish Cross and Rail-way station, featuring: j. Improved signage and route-marking; and

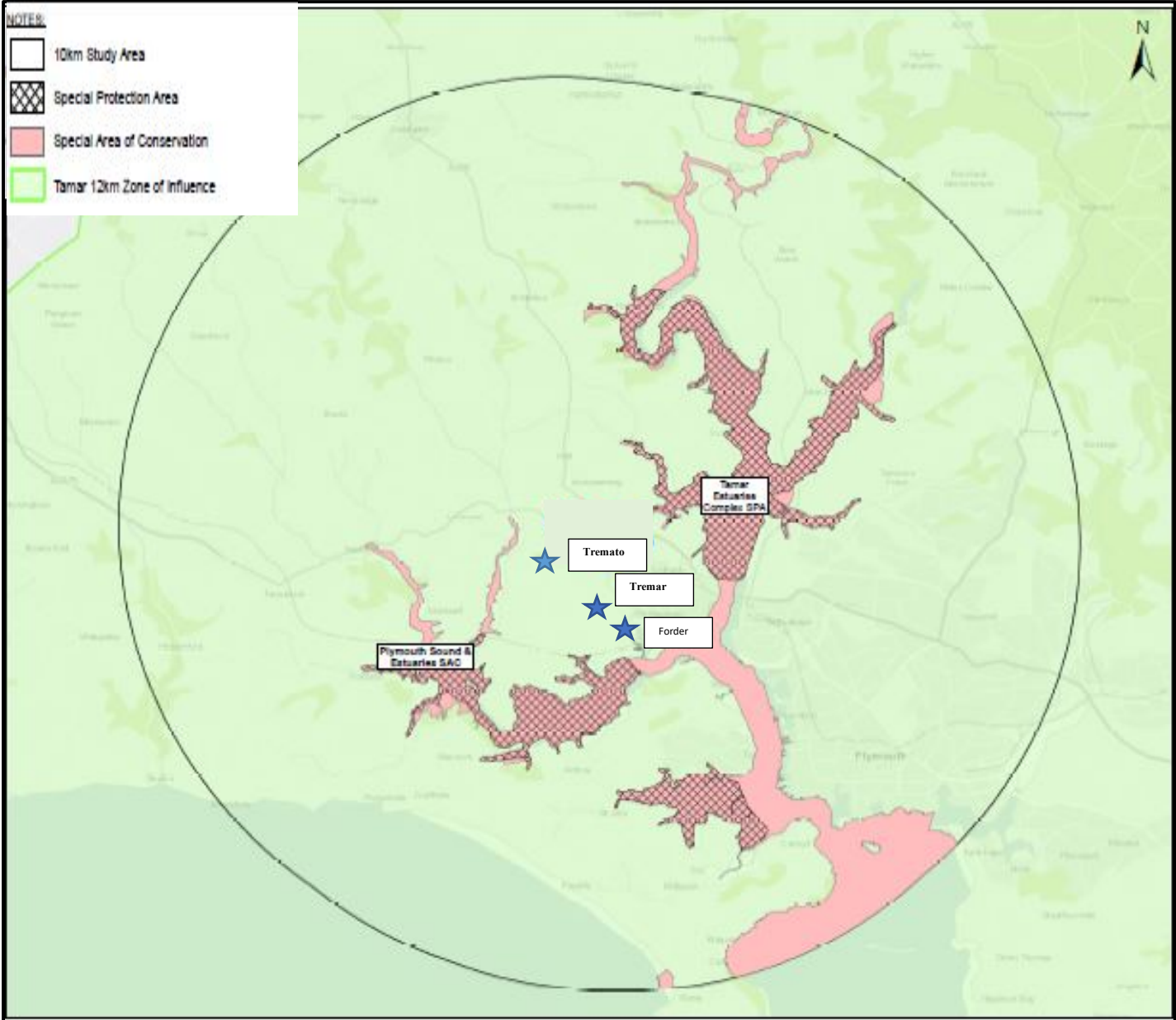
Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
		<p>(4) The Boatman - Mid, C19 front with C16 core - datestone 1595 now built in to amputated south gable. 2 storeys stucco, ground floor channelled. Balustraded parapet. 2 windows, plain sashes. Central doorpiece with cornice. Left corner sliced back for modern windows. Interior altered</p> <p>(5) Doorway dated 1584 on stops of hoodmould now built into modern terrace house. 4 centred arch to head. Granite.</p> <p>(6) A ferry at Saltash has been in existence from the 12th century After 1832 steam boats took over the passage. The ferry finally closed in October 1961 when the road suspension bridge was built. The surviving slipway probably relates to the later use of the ferry.</p> <p>(7) A shipyard is recorded in the 1841 tithe award and in a contemporary guidebook saltash 'beach' is described as being occupied by several ship and boat yards.</p> <p>(8) A smithy is recorded in the 1841 tithe award</p> <p>(9) Mary Newman's cottage, in Culver Road, Saltash is said to be the home of Sir Francis Drake's first wife and the oldest building in Saltash.</p> <p>(10) The Royal Albert Bridge was built by Brunel between 1853 and 1859. It combined suspension and arched bridge carried the</p>			<p>k. improved access for mobility impaired users (disabled, pushchairs etc) through improved surfaces, level change transitions, handrails, user-friendly surfaces etc; and</p> <p>l. cycle parking; and</p> <p>m. public seating enroute to the Waterfront</p> <p>Applications will be expected to include</p> <p>(1) a full historic environment impact assessment to inform the design process, (as detailed in NDP policies TC 3, 8 -12, and Cornwall Local Plan policy 24)</p> <p>(2) a Design and Access Statement derived from a master-planning process and illustrating satisfactorily how the above criteria have been met</p>

Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
		<p>Cornwall Railway (later the Great Western Railway) from Plymouth to Cornwall. The bridge has granite piers and tubular iron arches. The oval section of the arches increases their stiffness and gives enough width for the railway bed between vertical wrought-iron chains hanging from the arches. This extraordinary structure is the iconic link between the Great Western Railway broad gauge system in England and the Cornwall Railway (Grade I LB)</p> <p>Setting: The description above captures the fact that Saltash was an ancient and busy port, with a range of typical riverside trades and social activities taking place in peace and wafertime. The layout today still reflects that history, and supports recreational use of the waterside, both for maritime activity and passive leisure. The Royal Albert Bridge is a vast overbearing structure that creates a very special sense of place for this location.</p> <p>Significance: National and local, including a long maritime history, the evolution of river crossings, the development of railway and bridge engineering under the management of a world famous engineer, and the opening of a route that ultimately led to</p>			

Site Reference	Onsite or Nearby Historic Environment Assets*	Description, Setting ² and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
		massive expansion of Saltash and SE Cornwall.			

Habitat Regulations Screening and Assessment

1. Natura 2000 (N2000) Zone of Influence (ZoI) Map for the Saltash NDP Area



2. Conservation Objectives for each Natura 2000 site in Zone of Influence

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to (achieving Favourable Conservation Status of its Qualifying Features (SAC) / achieving the aims of the Wild Birds Directive (SPA)), by maintaining or restoring:

CO (i): The extent and distribution of qualifying natural habitats and habitats of qualifying species; The structure and function (including typical species) of qualifying natural habitats; The structure and function of the habitats of qualifying species; The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; The populations of qualifying species; and The distribution of qualifying species within the site.

CO (ii): The extent and distribution of qualifying natural habitats; The structure and function (including typical species) of qualifying natural habitats; and The supporting processes on which qualifying natural habitats rely.

CO (iii) The extent and distribution of the habitats and the habitats of qualifying species; The structure and function of the habitats of qualifying species; The supporting processes on which the habitats of qualifying species rely; The populations of qualifying species; and The distribution of qualifying species within the site.

CO (iv) The extent and distribution of the habitats of the qualifying features; The structure and function of the habitats of the qualifying features; The supporting processes on which the habitats of the qualifying features rely; The population of each of the qualifying features; and, The distribution of the qualifying features within the site.

3. Relevant European Sites related to NDP Area

Site Name, Designation, Size and Code Conservation Objectives (keyed as CO (i) / CO (ii) / CO (iii) CO (iv)	Qualifying Feature / Interest Feature		Typical Site Vulnerabilities / Key Issues and Threats to Integrity
	Habitat	Species	
Plymouth Sound and Estuaries SAC, UK9010141 (6402.03 ha) CO (i)	<i>Primary:</i> Sandbanks which are slightly covered by sea water all the time; Estuaries; Large shallow inlets and bays; Reefs; Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>). <i>Secondary:</i> Mudflats and sand-flats not covered by seawater at low tide.	<i>Primary:</i> Shore dock (<i>Rumex rupestris</i>) <i>Secondary:</i> Allis shad (<i>Alosa alosa</i>)	<ul style="list-style-type: none"> Recreation; port development; maintenance dredging are all identified as key issues. Shore dock specifically, requires habitat created through coastal erosion and slumping. Maintenance of hydrological balance and in particular 'good water quality' is a key issue (unpolluted and absence of nutrient enrichment and maintenance of freshwater input/balance of saline input). The loss of natural coastal processes and dynamics is a key threat (coastal squeeze). The site is considered vulnerable to recreational disturbance, in particular, bait digging and crab tiling. In addition, private anchoring on seagrass may be an issue. Identified in the Local Plan HRA as requiring a strategic approach to mitigation for in-combination effects as a result of recreational disturbance. In-combination visits from residents occupying housing within 12 km are considered to result in significant effects.

Site Name, Designation, Size and Code Conservation Objectives (keyed as CO (i) / CO (ii) / CO (iii) CO (iv)	Qualifying Feature / Interest Feature		Typical Site Vulnerabilities / Key Issues and Threats to Integrity
	Habitat	Species	
Tamar Estuaries Complex, SPA, UK9010141 (1955 ha) CO (iv)	N/a	<i>Over-winter: Avocet (Recurvirostra avosetta) (Western Europe/Western Mediterranean - breeding) - 15.8% of the GB population</i> <i>On-passage Little Egret: (Egretta garzetta) at least 9.3% of the GB population</i>	<ul style="list-style-type: none"> • Recreation; port development; maintenance dredging are all identified as key issues. • Shore dock specifically, requires habitat created through coastal erosion and slumping. • Maintenance of hydrological balance and in particular 'good water quality' is a key issue (unpolluted and absence of nutrient enrichment and maintenance of freshwater input/balance of saline input). • The loss of natural coastal processes and dynamics is a key threat (coastal squeeze). • Identified in the Local Plan HRA as requiring a strategic approach to mitigation for in-combination effects as a result of recreational disturbance. In-combination visits from residents occupying housing within 12 km are considered to result in significant effects.
Lynher Estuary SSSI – within Tamar Estuaries Complex SPA,	<i>Unusually for a ria system the Lynher Estuary has developed, particularly on its northern shores, fairly extensive saltmarsh. Freshwater input from the rivers Tiddy and Lynher give rise to a gradient of salinity along which transitional marsh communities have developed ranging from saltmarsh to freshwater fen and willow carr. Elsewhere exposures of Devonian slate support fringing brown-algal beds, backed by narrow shale beaches and low rock cliffs with stunted trees and scrub</i>	<i>Saltmarsh and the adjacent highly productive mud flats provide important feeding and roosting grounds for large populations of wintering wildfowl and waders</i>	<ul style="list-style-type: none"> • Natural England notified list of operations likely to damage the special interest focus on on-site management, recreational uses and development.

Site Name, Designation, Size and Code Conservation Objectives (keyed as CO (i) / CO (ii) / CO (iii) CO (iv)	Qualifying Feature / Interest Feature		Typical Site Vulnerabilities / Key Issues and Threats to Integrity
	Habitat	Species	
Tamar-Tavy SSSI, within Tamar Estuaries Complex SPA,	<i>The site includes estuarine habitats, with uncommon species, that are notable in their extent and also supports the only British population of a rare plant.</i>	<i>The site supports a nationally important wintering population of the uncommon Avocet <i>Recurvirostra avosetta</i>,* and encompasses a section of the River Tamar that is considered to be of national significance for its marine biological interest.</i>	<ul style="list-style-type: none"> • Natural England notified list of operations likely to damage the special interest focus on management, recreational uses and development.

4. Forms of potential short and long-term impacts from development:

Impact	Development actions and activities
Direct Habitat Loss and Fragmentation (of European site or functionally linked habitat)	<ul style="list-style-type: none"> • Direct land take. • Land take of supporting, functionally linked habitats. • Introduction of barriers to migration of key species due to physical obstruction or disturbance effect.
Changes to Water Resources/flow and quality	<ul style="list-style-type: none"> • Sewage and industrial effluent discharges from new developments. • Abstraction to secure water supplies for planned growth. • Land drainage to enable development. • Piling to support development. • Flood and coastal risk management development (for example, implementation of new flood defences).
Coastal Squeeze	<ul style="list-style-type: none"> • Development in locations that would compromise natural processes or managed retreat projects.
Changes to Air quality	<ul style="list-style-type: none"> • Increase in atmospheric pollutants including dust and nitrogen deposition.
Recreational Pressure	<ul style="list-style-type: none"> • Recreational pressures resulting in increased visits causing for example, trampling of interest features, eutrophication and disturbance (from for example, dog walking).
Disturbance	<ul style="list-style-type: none"> • Construction and operation in proximity to sensitive features may result in disturbance impacts (noise, lighting, and vibration, visual).

5. Assessment of Potential Impacts and Likely Significant Effects (LSE)

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
TM1	<p>Part of the Tamar Estuaries Complex SPA (and Tamar Tavy SSSI) is located to the north-east of Trematon, where its closest point is 2.4km distant. The other part of the Tamar Estuaries Complex SPA (including the Lyhner Estuary SSSI) is located at its closest point, 750 m west. The Plymouth Sound Estuaries SAC is to NE, E S and W of Trematon, 750 M to W at closest point.</p>	<p>No direct habitat loss will occur. No loss of supporting habitat or fragmentation will occur. There will be no loss of areas of land / habitats outside the SPA boundary that are identified as being of particular importance to the qualifying species and as such no degradation of the SPA.</p> <p>Trematon is within outer SSSI Impact Risk Zone where EN require consultation only for residential development of 50 units or more, so the small scale development associated with this SB change is</p>	<p>Unlikely that LSE will arise as a result of noise / vibration or visual disturbance at a distance > 750 m from the SPA/SAC during construction or occupation either alone or in-combination.</p>	<p>Surface water drainage is required by CLP and NDP Policy to be designed in accordance with the Sustainable Urban Drainage principles and standards set out in the Drainage Guidance for Cornwall with appropriate discharge consents and monitoring. This will include specific measures to prevent surface water drainage resulting in water quality and flow impacts at the SAC/SPA, hence it is considered unlikely that there will be LSE as a result of reduced water quality due</p>	<p>The extremely small scale of any development which may result from this boundary change is unlikely to contribute directly to impacts on the SAC but may add very slightly to the in-combination impacts resulting from Local Plan and DPD allocations. However, it has been demonstrated in the Local Plan HA that nitrogen deposition will not exceed critical loads and the total cumulative NOx concentrations will remain below the actual critical level where an adverse effect on</p>	<p>Unlikely that LSE will arise as a result of noise/vibration or visual disturbance at a distance > 750 m from the SPA/SAC</p>	<p>Tamar Estuaries and Plymouth Sound Estuaries have been identified as vulnerable to recreational disturbance. Although there is unlikely to be LSE through this pathway as a result of the boundary change alone, it will add to in-combination effects along with other development and DPD allocations. Natural England and Cornwall Council have agreed that recreational disturbance at the SAC and SPA could be adequately mitigated</p>

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
		unlikely to be a concern.		<p>to run off n either alone or in combination Designs will need to be approved by the Council and in place prior to development.</p> <p>Currently there is 'headroom' for small scale development within the existing STW. However, to ensure no LSE, no development will be permitted prior to confirmation that the allocation can be accommodated within the headroom of existing treatment works or prior to provision of appropriate upgrades/new facilities.</p>	vegetation may potentially occur. As such, it is considered there will be no LSE from this boundary adjustment.		through the payment of a financial contribution towards the delivery of the Tamar Estuaries Management Plan, managed by the Tamar Estuaries Consultative Forum to fund a range of mitigation measures across the SAC/SPA, and to be raised from developer contributions. NDP Policy GRN1 includes note as given below. It is concluded that with the implementation of the mitigation proposed, there will be no LSE.
TM2	As above.	As above.	As above.	As above.	As above.	As above.	As above.
TM3	As above.	As above.	As above.	As above.	As above.	As above.	As above.
T1	Part of the Tamar Estuaries Complex SPA (and Tamar Tavy SSSI) is located to the north-	As above.	Unlikely that LSE will arise as a result of noise / vibration or visual	As above.	As above.	As above.	As above.

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
	east of Trehan, where its closest point is 2.8km distant. The other part of the Tamar Estuaries Complex SPA (including the Lyhner Estuary SSSI) is located at its closest point, 600 m S. The Plymouth Sound. Estuaries SAC is to NE, E S and W of Trematon, 600 M to S at closest point.		disturbance at a distance > 600 m from the SPA/SAC during construction or occupation either alone or in-combination.				
T2	As above.	As above.	As above.	As above.	As above.	As above.	As above.
RUR2-3-1	As TM1 above	As above.	As TM1 above	As above.	The extremely small scale of any development proposed in this allocation is unlikely to contribute directly to impacts on the SAC but may add very slightly to the in-combination impacts resulting from Local Plan and DPD allocations. However, it has been demonstrated in the Local Plan HA that nitrogen deposition will not	As above.	Tamar Estuaries and Plymouth Sound Estuaries have been identified as vulnerable to recreational disturbance. Although there is unlikely to be LSE through this pathway as a result of this allocation alone, it will add to in-combination effects along with other development and DPD allocations.

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/Degradation/Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
					<p>exceed critical loads and the total cumulative NOx concentrations will remain below the actual critical level where an adverse effect on vegetation may potentially occur. As such, it is considered there will be no LSE from this boundary adjustment.</p>		<p>Natural England and Cornwall Council have agreed that recreational disturbance at the SAC and SPA could be adequately mitigated through the payment of a financial contribution towards the delivery of the Tamar Estuaries Management Plan, managed by the Tamar Estuaries Consultative Forum to fund a range of mitigation measures across the SAC/SPA, and to be raised from developer contributions. NDP Policy GRN1 includes note as given below. It is concluded that with the</p>

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
							implementation of the mitigation proposed, there will be no LSE.
RU2 -3 -2	As per T1 above	As above	As per T1 above	As Above	As above	As Above	As above
RU2 -3 -3	As per T1 above	As above	As per T1 above	As above	As above	As Above	As above
Forder	No SB adjustment or allocation is proposed for Forder so no assessment required.						
WF1 – NB this policy is intended to set the criteria against which proposals under development by Saltash CCT may be examined: it is not intended to be an allocation.	Part of the Tamar Estuaries Complex SPA (and Tamar Tavy SSSI) is located to the north and east, immediately abutting the waterfront.	No direct habitat loss will occur. No loss of supporting habitat or fragmentation will occur. There will be no loss of areas of land / habitats outside the SPA boundary that are identified as being of particular importance to the qualifying species and as such no degradation of the SPA.	Noise / vibration disturbance is possible close to the SPA/SSSI during construction or occupation either alone or in-combination. However, given that this is already a busy and noisy area of urban activity it may not amount to LSE. Further examination required.	Additional recreational use and resultant activity may lead to increased surface and foul water drainage pressure. Surface water drainage is required by CLP and NDP Policy to be designed in accordance with the Sustainable Urban Drainage principles and standards set out in the Drainage Guidance for Cornwall with appropriate discharge consents and monitoring. This will include specific measures to prevent surface	The nature and scale of development proposed in this allocation is unlikely to contribute directly to impacts on the SPA/SSSI but may add very slightly to the in-combination impacts resulting from Local Plan and DPD allocations	Visual disturbance is possible close to the SPA/SSSI during construction or occupation either alone or in-combination. However, given that this is already a busy and noisy area of urban activity it may not amount to LSE. Further examination required.	Tamar Estuaries and Plymouth Sound Estuaries have been identified as vulnerable to recreational disturbance. The likely increased intensity of existing recreational uses and possible new uses at Waterside will add to in-combination effects along with other development and DPD allocations. Natural England and Cornwall Council have agreed that recreational disturbance at the SAC and SPA could be

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
				<p>water drainage resulting in water quality and flow impacts at the SAC/SPA, hence it is considered unlikely that there will be LSE as a result of reduced water quality due to run off either alone or in combination Designs will need to be approved by the Council and in place prior to development.</p> <p>Currently there is 'headroom' for small scale development within the existing STW. However, to ensure no LSE, no development will be permitted prior to confirmation that the CCT proposals can be accommodated within the headroom of existing treatment works or prior to</p>			<p>adequately mitigated through the payment of a financial contribution towards the delivery of the Tamar Estuaries Management Plan, managed by the Tamar Estuaries Consultative Forum to fund a range of mitigation measures across the SAC/SPA, and to be raised from developer contributions. NDP Policy GRN1 includes note as given below. It is concluded that with the implementation of the mitigation proposed, there will be no LSE.</p>

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
				provision of appropriate upgrades/new facilities.			

6. Policy Provisions Resulting from Assessment

Site Reference	Mitigation Measures					
	Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance
All Site Allocations /Boundary Changes	Not necessary	Not necessary	Include in boundary and allocation policies that no development will be permitted prior to confirmation that the allocation can be accommodated within the headroom of existing treatment works or prior to provision of appropriate upgrades / new facilities, unless satisfactory alternative measures are provided.	Not necessary	Not necessary	Include the following in the relevant NDP section: Policy GRN1 Note: Saltash sits within the zone of influence of the Plymouth Sound & Estuaries Special Area of Conservation (SAC) and the Tamar Estuaries Complex Special Protection Area (SPA). As a result, development proposals within the town will be required to provide mitigation to address recreational impact upon the SAC and SPA. Further detail on the nature of the mitigation measures are set out in the European Sites Mitigation Strategy Supplementary Planning

Site Reference	Mitigation Measures					
	Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance
						Document.
WF1	Not necessary	Require in policy WF 1 that the development shall incorporate a Construction Environment Management Plan (CEMP) which is agreed with the Council prior to commencement on site. The CEMP must ensure that likely significant effects upon the Tamar Estuaries Complex SPA are avoided or appropriately mitigated.	Require in policy WF1: (1) that no development will be supported prior to confirmation that the CCT proposals can be accommodated within the headroom of existing treatment works or prior to provision of appropriate upgrades / new facilities. (2) that surface water drainage is designed in accordance with the Sustainable Urban Drainage Systems (SUDS) principles and standards set out in the Drainage Guidance for Cornwall to ensure surface water run-off from development is managed appropriately, so that flood risk is not increased, and also to ensure no detrimental impact on Tamar Estuaries Complex Special Protection Area (SPA), including as a result of changes in water quality or flow.	Not necessary	Not necessary	Require in policy WF1 that the site will be expected to provide an appropriate off-site contribution to mitigate against adverse in-combination recreational impacts on the Tamar Estuaries Complex SPA. This will need to be agreed and secured prior to approval of the development. The level of contribution and details of the specific measures are set out in the European Sites Mitigation Strategy Supplementary Planning Document

7. Conclusion

The above analysis indicates that Likely Significant Effects and impacts arising from the small site allocations and development boundary changes can be avoided with the implementation of the mitigation and environmental control measures given above. It also indicates that the Waterfront Policy can be framed to ensure that heritage and habitats interest are protected.

Note: Revised format of proposed Policy WF1:

Regeneration proposals for the Waterfront will be supported if they:

- a. Draw out and preserve the economic, cultural and heritage values inherent in the area;
- b. Are of a scale and character appropriate to the setting and preserve or enhance its historic character [See Policy ENV1 & Table XX) and avoid impinging unacceptably on public views and vistas [See Policy ENV8]
- c. Ensure that the setting and significance of the heritage assets present on and close to the area affected are protected and interpreted to a high standard.
- c. Retain and restore the extant medieval street pattern.
- d. Retain and if possible improve access to all existing amenities, boat launching and recovery facilities;
- e. Safeguard a safe and suitable access to the Pier for possible ferry services and river cruises;
- f. Include means of ensuring any environmental impact (waste, litter, vandalism light, noise etc etc.) resulting from the use of any new facilities is managed effectively;
- g. Ensure that the residential amenity enjoyed by local residents is not unreasonably affected;
- h. Include residents and disabled car-parking;
- i. Include a phased scheme to enhance pedestrian comfort and improve convenience of access and connectivity with the town centre car parks, bus routes, Cornish Cross and Railway station, featuring:
 - I. Improved signage and route-marking; and
 - II. improved access for mobility impaired users (disabled, pushchairs etc) through improved surfaces, level change transitions, handrails, user-friendly surfaces etc; and
 - III. cycle parking; and
 - IV. public seating en-route to the Waterfront
- j. confirm that the proposals can be accommodated within the headroom of existing treatment works
- k. incorporate flood defence and mitigation measures [See Policy GRN5]

Applications will be expected to include:

- (1) a full historic environment impact assessment to inform the design process, (as detailed in NDP policies TC 3, 8 -12, and Cornwall Local Plan policy 24)
- (2) a Design and Access Statement derived from a master-planning process and illustrating satisfactorily how the above criteria have been met
- (3) Construction Environment Management Plan (CEMP) to ensure that likely significant effects upon the Tamar Estuaries Complex SPA are avoided or appropriately mitigated.

Any development will be expected to provide an appropriate off-site contribution to mitigate against adverse in-combination recreational impacts on the Tamar Estuaries Complex SPA.