

## **The Relationship of the Town Centre to the growing Carkeel Retail and Services “Out of Town” development.**

*Saltash lies on the eastern edge of Cornwall, and is bordered for the most part by the Rivers Tamar and Lynher that act as immutable boundaries; whilst to the north and south of the town are Areas of Outstanding Natural Beauty that restrict development. It is one of the main towns in Cornwall with a population of 16,400.*

*Saltash’s location astride the major arteries of communication between Devon and Cornwall whether by river, rail or road has always been the key to its historic prosperity.*

*The town wishes to unlock the potential of its geographical and communicational strengths, as well as addressing the current imbalance between the number of jobs and level of housing found within the town. In order to do this the town wants to take advantage of its natural assets but these need to be sensitively developed and marketed in order to help Saltash promote itself as an attractive place to live and visit, with a focus on river based leisure and recreation. The regeneration of the waterfront is therefore fundamental to achieving this aim.*

*Saltash is unique in Cornwall since it is a town that is heavily influenced / constrained by the proximity and dominance of the large urban area of Plymouth. This has resulted in the town’s retail provision not reflecting the fact that it is the largest town in southeast Cornwall. This unique situation must be taken account of in decisions that affect the local economy and viability of the town centre. There remains an opportunity for Saltash to recover more of its and southeast Cornwall’s retail expenditure to support its vitality. The location of the town centre to the eastern side of the town is also a constraining feature as it limits future expansion and accessibility*

**It is important to the locality that any future growth of Saltash is employment driven in order to address the imbalance in the number of jobs and level of housing found in the area. The town needs to attract industries that will deliver well paid, high quality jobs (knowledge based industries) to help counter the impacts of Plymouth.**

2.1.7

*Industries will be encouraged to make use of Saltash’s waterfront location and gateway into Cornwall status as well as its potential for good transport links (road and rail). **Fundamental to the delivery of the strategy is the enhancement of Saltash’s infrastructure, including transportation; primary, secondary and post 16 education; utilities; green space; healthcare; leisure facilities and burial capacity***

Cornwall Strategic Economic Plan March 2014



**Policy XXX1 – Carkeel area**

**Proposals for development will be supported where they have demonstrated that they complement the historic town centre and will not lead to an intensification of retail/residential use in and around the Carkeel area**

**Particular attention should be paid to:**

**i) ensuring that the size, height, density, scale and location of the development is appropriate to the surrounding built environment;**

**ii) Use classes B and D will be supported and Classes A1 and A2 and C will be discouraged.**

**iii) Developers should be able to demonstrate: That a full site appraisal has been carried out and from this the constraints and opportunities identified and the key priorities and objectives for development defined. Also an understanding of the planning context showing how, for example, proposals meet present local needs and could adapt to those of the future. This should take into account the Councils desire to limit the impact of the Carkeel retail area on the town centre. Developers should demonstrate by way of a detailed design statement that any development will have either a neutral or positive effect upon this desire and that the development will be complementary.**

**iv) Development of properties and land in Callington Road from the A38 to the top of Fore Street will be supported if they show an improvement to the natural environment in this area. An arboricultural report will be required with any planning application outlining how this will be achieved.**