

LIVE, PLAY AND GROW WORKING GROUP

WATERFRONT AND TOWN CENTRE DISCUSSION NOTE

Throughout this document: SNP references that the data came from the Saltash Neighbourhood Plan questionnaire. The number in parenthesis refers to the mean number from the data received (N=???) with the scale being on a likert scale from 1=not important to 5=upmost importance.

Waterfront

The Waterside of is the historical heart of Saltash. Within that heart there are many buildings and areas that remain distinctive to the area of Saltash and give the Waterside its character.

Saltash is situated partially alongside the Tamar river, partially alongside the Lyhner river. Understandably, the identity of Saltash is one that was founded on the presence of the river and continues to evolve alongside the river.

There are two distinct areas that integrate Saltash and the Tamar and Lyhner, the 'waterside' and the 'waterfront'. The waterside is the area to the north of Coombe Creek to the south of the Royal Albert Bridge. The Waterfront is the area between **Cargreen? and Wearde Quay ?**.

The waterside is an area that every resident of Saltash knows and has become the billboard for Saltash, a vibrant mix of historical bridges and buildings, romantic topography and modern monuments welcoming visitors to Cornwall.

The waterfront is the larger area stretching from the ANOB area (**Cargreen?**) in the north through the waterside area along to the historic Wearde Quay.

All discussion has been in co-ordination with the Coastal Communities

Aims

To sustain and enhance the waterside as a vibrant area with a sense of community that caters for the entire socio-economic population of Saltash. This would include encouraging environmental improvements such as additional community facilities and open spaces (4.1 – Saltash Neighbourhood Plan [SNP]) (Cornwall Local Plan: Policy 16: 3).

Using the waterside as area of water based transport links providing safe and suitable access to the site (policy 27: Cornwall local plan) and to improve links to the town centre, railway station and bus services (4.3 - SNP).

To promote the town as a welcoming destination for visitors and tourists with its geographical location between the sea and moors and its links Brunel's engineering heritage (4.0 – SNP). Encouraging the development of tourism facilities such as cafes, restaurants and shopping areas (3.9 – SNP) to maximise the tourist potential of Saltash as the Gateway to Cornwall (Cornwall Local Plan: PP17 18.1, objective 5)

To encourage marine leisure activities through the provision for marine and river activities (4.1 – SNP).

To ensure that buildings of local and historical importance and distinctiveness are preserved, conserved and where appropriate enhanced (policy 24: Cornwall local plan). This includes protecting the historic maritime environment such as the old pier, the world war two groins (etc?).

Objectives

- To ensure that development contains a mixture of residential, retail, public, open spaces and community opportunities (4.2 SNP).
- To ensure that development takes into account improved accessibility into the town centre (Fore Street?). (4.3 SNP)
- To ensure the preservation and conservation of public spaces within the waterside other than development for community which would be inspired by a comprehensive development scheme. (SNP – 11% of comments in the “protected valued spaces” section)
- To further develop the evening economy of the Town Centre and Waterfront. (SNP 3.9, 3.3).
- To preserve the street layout and views of the Tamar, Tavy and Lynher.
- Encouraging developments that contribute towards improvements to the landscape and environment by making use of neglected land and buildings (not sure how this would work legally?) – 24% of comments regarding areas requiring improvements to the environment.

Policies

1. Development within the waterside/front area will be supported when they demonstrate that they-

- a) Retain and contribute to the attractiveness of the waterside/front area.
- b) Have appropriate access to/or car parking provision.
- c) Contribute to the vibrant and lively character of the waterside/front area.
- d) Will not have a significantly detrimental ecological, economical or social impact on the historical character of the waterfront/side area.
- e) Will not have a significantly detrimental ecological, economical or social impact on the town centre or access to the town centre.
- f) Will not have an unacceptable impact on residential amenity.

2. Development within the waterside/front area will be supported when they demonstrate that they-

- a) Retain access to all existing waterside/front amenities and access to all water based activities.
- b) Take into account improving access to the town centre (can this be written in policy that 106 money is designated to one particular area of the town??)

3. The protection of buildings of historical significance within the waterside/front area-

- a) Besides the nationally listed buildings the following buildings will be classified as building of local significance, architectural interest or historic importance:
Can we get a definitive list of places to avoid 'wobble room'

Civil war site?
The landing site?
Wearde Quay?

4. Development within the Waterside/front area will be supported if it encourages the development of the night time economy whilst:

- a) Remaining sensitive to the residential nature of the area.
- b) Ensures that the environmental impact on the waterside/front area (waste, litter, vandalism etc.) which can demonstrably linked to said development is addressed.

5. Green (define these spaces as it would be nice to include the shore line but this needs to be looked at) public spaces will be retained for public use or projects that would enhance and increase access to public space spaces (for those with limited mobility – is this needed here? I'm thinking possible 'boardwalk/bike route ideas)

- a) These areas will include: Brunnel Green, Jubilee Green, Saltmill Park, Shoreline from China Fleet to Wearde Quay?
- b) Development including these areas will be supported if public access is permitted.

Town Centre

The town centre of Saltash is the central community focus of Saltash. Fore Street is undoubtedly the high street of Saltash but the roads surrounding it also contain commerce and community facilities.

Aims

To encourage the redevelopment of Fore street and the town centre area making the town centre an area for a shopping (4.0 – SNP), a key component of Saltash Town centre and a major part of any successful town (Cornwall Local Plan:1.77).

Redevelopment in the town centre will be encouraged to entice both independent traders (4.1- SNP) and more high street shops (3.6 SNP), cafes and restaurants (3.0 SNP) leading to a more niche shopping experience, accommodating the growth of the town centre economy and the out-of-town retail economy.

To address vehicular activity in the town centre making it a more welcoming pedestrian environment (4.1 - SNP) for visitors to the town centre. Development within and around the town centre should take into account the need for convenient accessible and appropriate cycle and pedestrian routes within the immediate vicinity of the area (Cornwall Local Plan: Policy 27: 4) which would incorporate improved pedestrian routes linking into the town centre (3.9 SNP) and the provision of secure bike racks in Fore street to accommodate the move towards a less congested town centre.

Objectives

- To support the changes that accommodate economic and community growth to the centre of Saltash and strengthen its dominant location for shopping and services. (SNP 4.0)
- To assist in stimulating the economy of Fore Street creating investment and employment opportunity for new commerce in the centre of Saltash. Additionally, assisting in increasing footfall to retain existing businesses and employment opportunities in Saltash Town Centre (Cornwall Local Plan: PP17: 18.5)
- Encouragement to bring a more niche shopping experience to the centre of Saltash as the growth of the 'out-of-town' shopping experience expands in the Carkeel region of Saltash. (SNP 4.1)
- Encourage development and change-of-use of retail premises that sustain and support the vitality and viability of the town centre (Cornwall Local Plan: Policy 4.1)
- Support and encourage the enhancement of shop frontage to give a more distinct character to the character of Fore Street.

- Enhance the experience of shopping in Saltash town centre through walkway

management and design, traffic flow and traffic control improvements. (SNP 3.9, 3.7, 4.1).

Policies

1/Future developments and change-of-use applications within Saltash Town Centre will be supported if:

- a) the use of the premises falls within the area of..... (complies with the data from the NP questionnaire)
- b) Will not have an unacceptable impact on residential amenity. The

2/Future development and 'change-of-use' applications within Saltash Town Centre will be supported if:

- a) All new retail developments will be expected to have facilities required to allow commercial vehicle parking, loading and loading or storage to be carried out on site without blocking pavements and footways or restricting passage on public roads.

3/Changes to premises frontage will be supported if:

- a) Architectural changes are made in line with an approved Design Statement.

4/. Development within the retail area of Saltash Town centre/Fore street will be supported if it encourages the development of the night time economy whilst:

- a) Remaining sensitive to the residential nature of the immediate area.
- b) Ensures that the environmental impact on the waterside/front area (waste, litter, vandalism etc.) which can demonstrably linked to said development is addressed.