

SALTASH NEIGHBOURHOOD DEVELOPMENT PLAN

SUSTAINABILITY CHECKLIST

Revised November 2020



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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 [SA], 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?

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

- 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.

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 checklist 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 greener, more inclusive and prosperous in all respects with a reinvigorated Town Centre and Waterfront, award-winning new housing, a 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:

- Secure 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
- Encourage Improved and Sustainable Connectivity
- Tackle the causes and impacts of climate change.

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 addresses were:

- Protect and improve green spaces, create better linkages around the town by foot, cycle, road and rail, and strengthen our existing neighbourhoods.
- Protect the character of Saltash.
- 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 and Carkeel roundabout in particular
- Tackle climate change

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 checklist 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 the checklist recommendations been considered?

9.1 The sustainability checklist 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?
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?

SC Theme	SC Objectives	Decision making questions
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?
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?

SC Theme	SC Objectives	Decision making questions
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	<p>To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p>	<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 NEGATIVE IMPACT 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
Securing a diverse and prosperous Local Economy	NO	Green	Green	White	Yellow	Green	Yellow	Yellow	Grey	White	Green	Green	Green	Green	Grey	Green	Green	Green	Grey	Green
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).																		
Regenerate the Town Centre, especially Fore Street, and Manage the Growth of "Out of Town" shopping	NO	Green	Grey	White	Grey	Green	Green	Grey	Green	White	Green	Green	Green	Grey	Green	Grey	Green	Green	Green	Green
Comment		Regeneration of the town centre will have broadly positive or neutral impacts.																		
Create and Support Sustainable Neighbourhoods	NO	Green	Green	White	Green	Green	Grey	Green	Grey	White	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
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.																		
Revitalise the Waterfront	NO	Grey	Grey	White	Grey	Green	Green	Green	Green	White	Green	Green	Green	Green	Grey	Green	Green	Green	Grey	Green
Comment		Revitalization of this area will increase its attractiveness and provide for leisure and recreation.																		
Ensure a Balanced Range of Quality New Housing	NO	Green	Green	White	Yellow	Yellow	Green	Green	Green	White	Green	Green	Green	Green	Green	Green	Green	Green	Grey	Green
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 NEGATIVE IMPACT 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
Protect and Enhance the Built Environment	NO																			
Comment	A good built environment has many social and economic benefits and little negative impact.																			
Enhance the Natural Environment of the Parish	NO																			
Comment	A good natural environment has many physical, social and economic benefits and little negative impact.																			
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.																			
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.																			
Meet the growing demand for additional Sport, Recreation and Leisure facilities	NO																			
Comment	Responding to social pressures will support an inclusive and healthy community.																			
Encourage 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 Objectives	SIGNIFICANT NEGATIVE IMPACT 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
		Tackle the causes and impacts of climate change	NO																	
Comment																				

Neighbourhood Plan Policies	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
		POLICY NP1 SALTASH SETTLEMENT BOUNDARY	NO																	
Comment		Neutral																		
POLICY EM1 – ACCESS TO STOKETON CROSS EMPLOYMENT ALLOCATION.	NO																			

Neighbourhood Plan Policies	SIGNIFICANT IMPACT YEEES/NO	Sustainability Checklist [Revised November 2020]																		
		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
		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	Green	Green	White	Green	Green	Green	Green	Green	White	Green	Green	Grey	Grey	Grey	Green	Grey	Grey	Green	
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	Grey	Grey	White	Yellow	Yellow	Yellow	Yellow	Green	White	Grey	Green	Green	Green	Green	Grey	Green	Grey	Grey	Grey
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	Green	Grey	White	Green	Green	Green	Green	Green	White	Grey	Grey	Yellow	Grey	Yellow	Grey	Green	Green	Green	Grey
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	Green	Green	White	Green	Green	Green	Green	Green	White	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Comment		Improved telecommunications can reduce travel needs and associated impacts, whilst supporting economic development and skills development, with no obvious negative impacts.																		
POLICY EM6 – SUSTAINABLE TOURISM	NO	Green	Green	White	Green	Green	Green	Green	Green	White	Green	Green	Green	Green	Grey	Green	Green	Grey	Green	Green
Comment		Sustainable or 'green' tourism can bring economic benefits, a wider choice of services, and help care for the physical and built environment.																		
POLICY TC1 – DEVELOPMENT AT CARKEEL	NO	Yellow	Yellow	White	Grey	Grey	Grey	Grey	Green	White	Grey	Grey	Green	Green	Grey	Grey	Green	Grey	Green	Grey

Neighbourhood Plan Policies	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
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	Green	Yellow	White	Light Green	Light Green	Light Green	Light Green	Light Green	White	Light Green	Light Green	Green	Light Green	Grey	Light Green	Green	Grey	Light Green	Grey
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	Grey	Grey	White	Grey	Grey	Grey	Grey	Grey	White	Light Green	Grey	Light Green	Light Green	Green	Light Green	Light Green	Grey	Light Green	Grey
Comment		Upper floor occupation, by businesses or as flats, can help improves social inclusion and provide cheaper forms of housing, with little downside.																		
POLICY TC4 – RETENTION OF SMALL SCALE EMPLOYMENT IN THE TOWN CENTRE		Light Green	Grey	White	Yellow	Yellow	Yellow	Yellow	Yellow	White	Grey	Grey	Light Green	Light Green	Grey	Light Green	Light Green	Light Green	Light Green	Light Green
Comment		Town centres are the most sustainable location for employment, central to the towns residential areas. Businesses located close to each other may benefit from interaction																		
POLICY SN1 – SUPPORT FOR A SUSTAINABLE NEIGHBOURHOOD CENTRE AT TRELEDAN	NO	Light Green	Grey	White	Yellow	Yellow	Yellow	Yellow	Yellow	White	Grey	Grey	Light Green	Light Green	Grey	Light Green	Light Green	Light Green	Light Green	Light Green
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	Light Green	Grey	White	Grey	Grey	Grey	Grey	Grey	White	Light Green	Light Green	Green	Green	Light Green	Green	Light Green	Grey	Light Green	Grey
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	Light Green	Grey	White	Grey	Light Green	Light Green	Light Green	Green	White	Green	Green	Green	Green	Grey	Light Green	Light Green	Grey	Green	Light Green

Neighbourhood Plan Policies	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
Comment		Enhancing the attractiveness of the waterfront will, support regeneration of this historic environment, enhance social cohesion, and spur on economic development.																		
POLICY H1 - 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 H2 – 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 H3 – MAKING BETTER USE OF LAND	NO																			
Comment		Minimising the unproductive use of available land will help maintain standards within Saltash																		
POLICY H4 – MAKING BETTER USE OF LAND - SUBURBAN VILLAS CHARACTER AREA	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 H5 – EXTENSIONS TO EXISTING DWELLINGS	NO																			
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																			

Neighbourhood Plan Policies	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
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 CHARACTER AREAS																				
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																			
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.																			

Neighbourhood Plan Policies	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
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 GRN3 – 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																			
POLICY GRN4 - 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																			

Neighbourhood Plan Policies	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
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 TO RU5 – 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 RUR6 – 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																			
POLICY HWB 3 – FUTURE OF HEALTH AND CARE PROVISION IN SALTASH	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. St Barnabus hospital is a publicly 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																			

Neighbourhood Plan Policies	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
POLICY HWB 4 - 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 LEI 2 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 LEI 3 - 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																			
POLICY LEI 4 – DILAPIDATED 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 5 - ALLOTMENTS	NO																			
Comment	Allotments or areas where home growing is encouraged should be created wherever a demand is identified																			

Neighbourhood Plan Policies	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
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 ROUTE	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																		
POLICY CON5 – IMPROVING ACCESS TO RAIL SERVICES	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																		

Neighbourhood Plan Policies	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
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 CON 8: 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 CON 9 - 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 CON 10 – 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																		
POLICY CC 1 – RENEWABLE ENERGY PRODUCTION	NO																			
Comment		Renewable energy production is a key means of reducing carbon emissions that contribute to the climate emergency.																		
POLICY CC 2 - - LOCAL ENERGY STORAGE	NO																			
Comment		Local energy storage can encourage low carbon and renewable energy use and decarbonize new developments.																		

Neighbourhood Plan Policies	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
POLICY CC 3 – COMMUNITY SUSTAINABLE ENERGY	NO	Green	Light Green	White	Light Green	Green	Green	Green	Yellow	White	Yellow	Light Green	Green	Light Green	Green	Green	Green	Light Green	Light Green	Green
Comment	Community energy schemes can improve the public acceptance of renewable energy schemes and reduce energy poverty.																			
POLICY CC 4 – ENERGY EFFICIENT AND SMALL CARBON FOOTPRINT DEVELOPMENT	NO	Green	Light Green	White	Light Green	Green	Light Green	Green	Green	White	Green	Green	Light Green	Light Green	Green	Green	Green	Light Green	Light Green	Green
Comment	Substantial contributions to reducing greenhouse gasses can be obtained by careful design and the use of eco-friendly building techniques.																			
POLICY DP1 – MAKING IT HAPPEN - COMMUNITY PRIORITIES	NO	Light Green	Light Green	White	Light Green	Light Green	Light Green	Light Green	Light Green	White	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
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																			

Sustainability Appraisal for Site RUR 3 - Trematon						
<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					Yes	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	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						This is covered in a separate heritage assessment which indicates that the allocation will lead to a less than substantial level of harm to the historic environment with appropriate enhancements and mitigations.
Design					Yes	Good design at appropriate scale and density could incorporate sustainable building measures and make a positive contribution to character of village, whilst addressing any heritage impact concerns.
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 might 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 RUR 4 and RUR 5 - Trehan

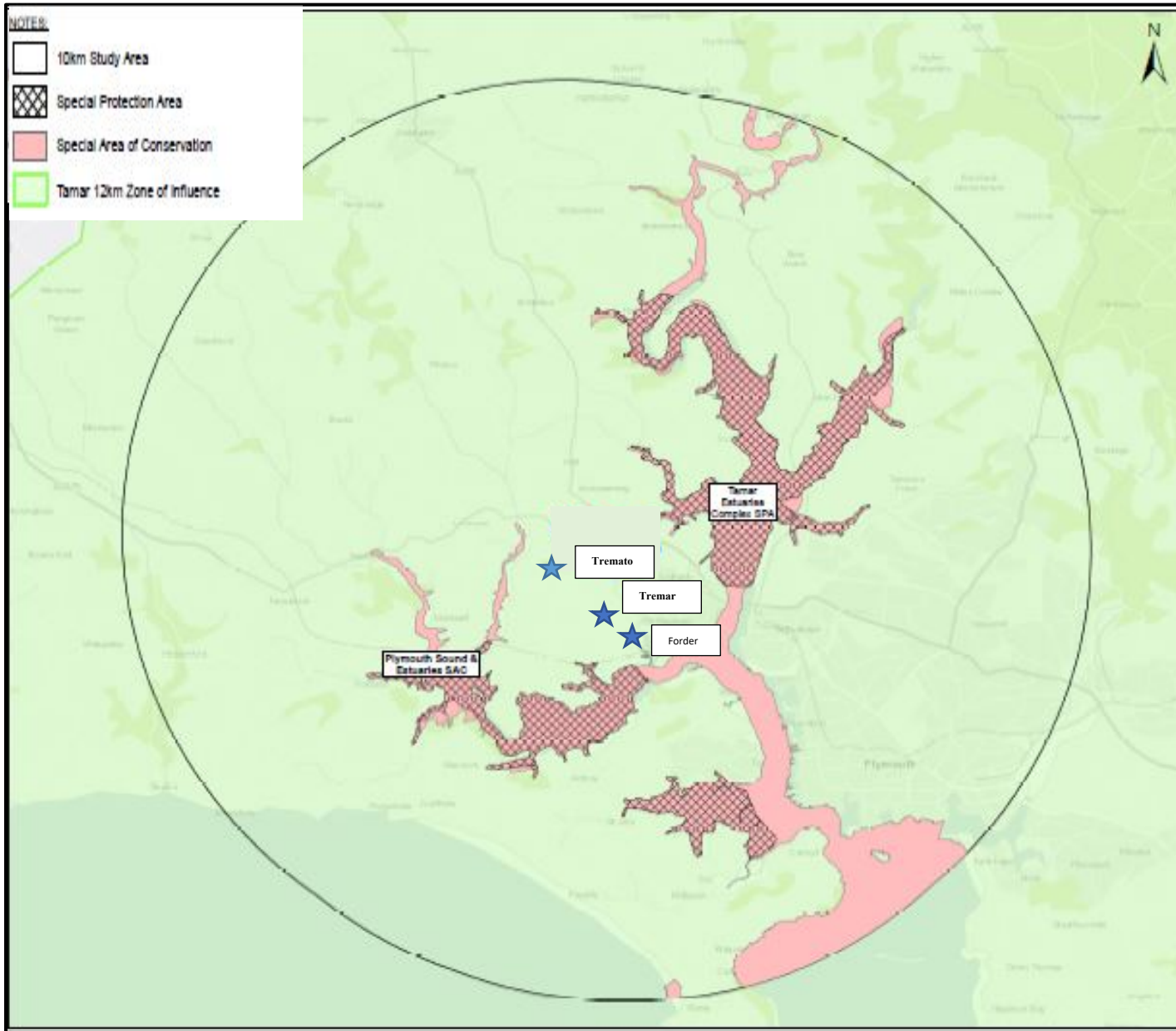
<i>Sustainability Appraisal Criteria</i>	<i>Initial Site Testing</i>	<i>Short Term Impact</i>	<i>Medium Term Impact</i>	<i>Long Term Impact</i>	<i>Mitigation Measures Possible?</i>	<i>Notes</i>
Climatic Factors					Yes	May increase greenhouse gas emissions through TTW journeys and servicing needs but 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					Yes	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	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 and replacement planting will assist
Maritime	N/A	N/A	N/A	N/A	N/A	N/A
Historic Environment						This is covered in a separate heritage assessment which indicates that the allocation will lead to a less than substantial level of harm to the historic environment with appropriate enhancements and mitigations.
Design					Yes	Good design at appropriate scale and density could incorporate sustainable building measures and make a positive contribution to character of village, whilst addressing any heritage impact concerns.
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.

An assessment of the impacts of the NDP's development boundary and housing site allocations is given in the Heritage Assessment available at <https://tinyurl.com/yxvgh5or> . This indicates that the proposals will lead to a less than substantial level of harm to the historic environment with appropriate enhancements and mitigations.

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 maritima</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.
Tamar Estuaries Complex, SPA, UK9010141 (1955 ha) CO (iv)	N/a	<i>Over-winter:</i> Avocet (<i>Recurvirostra avosetta</i>) (<i>Western Europe/Western Mediterranean</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).

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	
		<i>breeding) - 15.8% of the GB population On-passage Little Egret: (Egretta garzetta) at least 9.3% of the GB population</i>	<ul style="list-style-type: none"> 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.
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</i>	<i>The site supports a nationally important wintering population of the uncommon Avocet <i>Recurvirostra avosetta</i>,* and encompasses a section</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.

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	
	<i>only British population of a rare plant.</i>	<i>of the River Tamar that is considered to be of national significance for its marine biological interest.</i>	

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	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>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>	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>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 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 para 11.15 of the Saltash NDP indicates that no development will be permitted prior to</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	Unlikely that LSE will arise as a result of noise/vibration or visual disturbance at a distance > 750 m from the SPA/SAC .	<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 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> <p><i>'Note: Saltash sits within the zone of influence of the Plymouth Sound & Estuaries Special Area of Conservation (SAC) and the Tamar Estuaries Complex</i></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.		confirmation that the allocation can be accommodated within the headroom of existing treatment works or prior to provision of appropriate upgrades/new facilities.	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.		<i>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 Document.'</i>
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-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.	As above.	Unlikely that LSE will arise as a result of noise / vibration or visual disturbance at a distance > 600 m from the SPA/SAC during construction or occupation either alone or in-combination.	As above.	As above.	As above.	As above.
T2	As above.	As above.	As above.	As above.	As above.	As above.	As above.
RUR 3	As TM1 above	As above.	As TM1 above	As above.	The extremely small scale of any	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)
					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 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		

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)
					is considered there will be no LSE from this boundary adjustment.		
RUR 4	As per T1 above	As above	As per T1 above	As Above	As above	As Above	As above
RUR 5	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 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	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 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.

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)
				development. Currently there is 'headroom' for small scale development within the existing STW. However, to ensure no LSE, Policy WF 1 and para 11.15 of the Saltash NDP indicates 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.			<i>'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 Document.'</i>

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	Not necessary	Not necessary	Include the following in the relevant NDP section: Policy GRN1 Note: <i>'Note: Saltash sits within the zone of influence of the Plymouth Sound & Estuaries Special Area of Conservation (SAC) and the Tamar Estuaries</i>

Site Reference	Mitigation Measures					
	Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance
			to provision of appropriate upgrades / new facilities, unless satisfactory alternative measures are provided.			<i>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 Document.'</i>
WF1	Not necessary	Required in Policy WF 1 that ' <i>a Construction Environment Management Plan (CEMP) to ensure that any effects from the construction phase upon the Tamar Estuaries Complex SPA and the Plymouth Sound and Estuaries SAC are avoided or appropriately mitigated</i> '.	Requirements in Policy WF1: (1) ' <i>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</i> '. (2) ' <i>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</i>	Not necessary	Not necessary	Required in Policy WF1 ' <i>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 and the Plymouth Sound and Estuaries SAC.</i> '

Site Reference	Mitigation Measures					
	Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance
			<i>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) and the Plymouth Sound and Estuaries SAC, including as a result of changes in water quality or flow.'</i>			

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.