

# BASIC CONDITIONS STATEMENT

Saltash Neighbourhood  
Development Plan  
2020 - 2030

Saltash NDP Steering Group  
December 2020

This Basic Conditions Statement has been produced to explain how the proposed Saltash Neighbourhood Development Plan (NDP) has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Parish and County Planning Act 1990 have been met





# Saltash Neighbourhood Development Plan Proposal

Submitted by **Saltash** Town Council as the Qualifying Body for the **Saltash** Neighbourhood Development Plan Area comprising the Town of **Saltash**.

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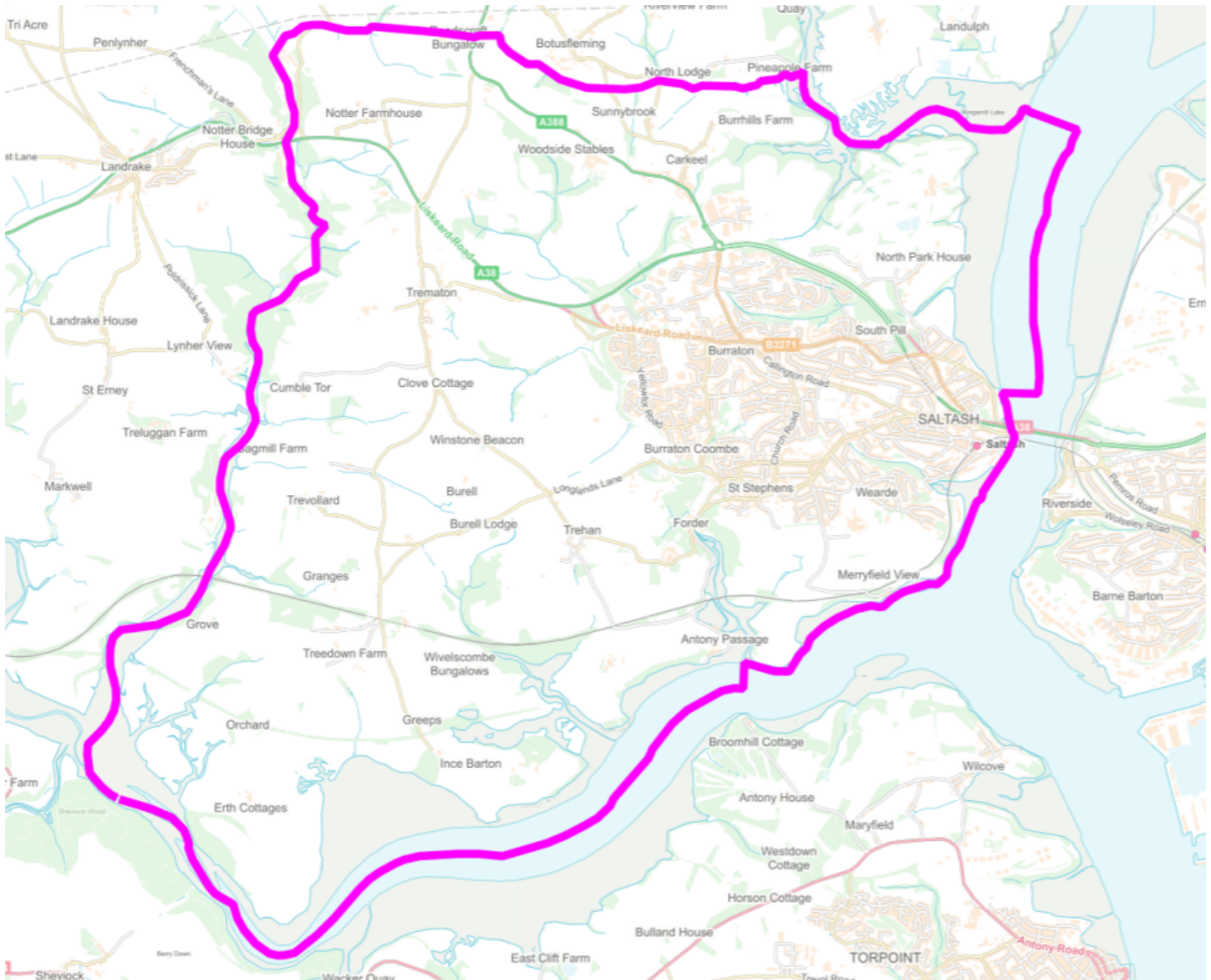


Figure 1: The Saltash NDP Designated Area.

## 1. Introduction

1.1 Only a neighbourhood plan that meets each of the ‘basic conditions’ and other legal tests can be put to a referendum and, if successful, be used as the basis for determining planning applications.

1.2 This document shows how Saltash Neighbourhood Plan meets the requirements of each legal test.

1.3 There are five basic conditions that are relevant to a neighbourhood plan. These are:

1. The plan must have regard to national policies and guidance issued by the Secretary of State; this includes the NPPF, Ministerial Statements and other government guidance and legislation
2. the ‘making’ of the neighbourhood plan contributes to the achievement of sustainable development
3. the ‘making’ of the neighbourhood plan is in general conformity with the strategic policies contained in the Cornwall Local Plan Strategic Policies and its supporting documents
4. the ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations
5. prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

## 2. Statement of General legal Compliance

2.1 This draft Plan is submitted by Saltash Town Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own Town. The Plan has been prepared by the Saltash Neighbourhood Development Plan (NDP) Steering Group, with the support of Saltash Town Council.

2.2 The whole Town of Saltash has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Cornwall Council on 11<sup>th</sup> January 2013. A copy of the formal notices of designation is included at Appendix 1.

2.3 The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning Regulations 2012 and the Neighbourhood Planning Act 2017.

2.4 The draft Plan identifies the period to which it relates as 2020 to 2030. The draft Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The draft Plan relates only to the Town of Saltash as shown on the map on page 3 above. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

## 3. Contribution to the Achievement of Sustainable Development

3.1 There are three elements to sustainable development: social, economic and environmental. These require the planning system to ensure that development performs a number of roles:

- **a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
- **an economic role** - contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; and
- **an environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

3.2 The Saltash NDP responds to these roles through its **overarching vision** that by 2030 '*Saltash will be an envied riverside town, being greener, more inclusive and prosperous in all aspects, 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*'

## 4. Achieving Sustainability

4.1 To achieve this Vision a number of 'Objectives' are set which are supported by policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn community aspirations into reality.

4.2 The NDP recognises that in addressing these key sustainability factors, it must work within the context of the National Planning Policy Framework 2019 and the Cornwall Local Plan Strategic Policies (CLPSP). The following paragraphs summarise how this has been achieved.

#### **4.4 The NDP Social Role** NDP Objectives aim to:

- Create and Support Sustainable Neighbourhoods
- Ensure a Balanced Range of Quality New Housing
- Meet the Changing demand for Health, Education, and Community Services and Facilities
- Meet the growing demand for additional Sport, Recreation and Leisure facilities

4.5 The NDP includes policies that take account of the spatial strategy and the housing growth set in the apportionment of development given at Policies 2 and 2a of the CLPSP to the Gateway Community Network Area and the allocations made in the Cornwall Local Plan Site Allocations Development Plan Document (CLPSADPD). They also respond to local data on the need for affordable housing, using Cornwall Homechoice and Help to Buy SW information. The Steering Group considered whether it was appropriate to make allocations of land for housing purposes, but in the light of the allocations made in the CLPSADPD it decided that there was no need to allocate land for further housing around the town, but instead to identify some small sites in nearby villages for both low cost and more expensive housing, and to support on-going village infill development to meet market demands and allow for continued organic growth in the least sensitive locations.

4.6 The NDP also supports the inclusion of a mix of housing formats and sizes to better meet local needs and offer wider choices.

4.7 The NDP matches this with policies which seek to preserve and enhance the rich natural and cultural heritage and landscape of the Town as a contribution to the special sense of place that local people enjoy and contributes significantly to community health and well-being

4.8 Other policies protect the valued green spaces and community facilities that support local social infrastructure, and the high quality of life enjoyed locally, with a particular emphasis on meeting the needs of both young people and the elderly. Looking further ahead, in response to the climate crisis, which could have significant impacts on community well-being for present and future generations, the NDP supports an appropriate level of sustainable energy development and encourages small carbon footprint design.

4.9 Saltash has a significant network of footpaths and pedestrian routes which help to reduce dependence on the car, and to encourage a healthier lifestyle. Neighbourhood Plan policies aim to strengthen and improve these, and to build on the existing network. The NDP also includes policies to assist with the design and layout of new development so that existing road safety, parking and air quality issues, which are perceived as a threat to well-being, are not exacerbated by new developments.

4.10 Touching on issues of social cohesion and isolation, the NDP supports improvements to broadband and mobile communications. Protection and provision of recreational facilities and allotments, both with large potential to support community well-being, is included.

#### **4.11 The NDP Economic Role.** NDP Objectives aim to:

- Secure a diverse and prosperous Local Economy
- Regenerate the Town Centre, especially Fore Street, and Manage the Growth of “Out of Town” shopping
- Revitalise the Waterfront

4.12 The NDP recognises that Saltash has a strong economic link to Plymouth immediately to the east, which creates significant demand to travel, counter to the principles of sustainability. It therefore supports the CLPSADPD proposals to address the current imbalance between the number of jobs and level of housing found within the town by ensuring that the new employment proposed in the latter is properly accessible by residents. It also seeks to encourage and enable the upgrading and improvement of existing employment sites to a standard more appropriate to modern needs, and to support the growing home entrepreneurship sector, designed to cover the situation when such business is successful and begins to have impacts on the surrounding residential environment. For those rural businesses that require separate workshop development, there is also a policy to support the development of workshops, which recognises that suitable sites cannot always be well positioned in relation to existing settlements.

4.13 To avoid the overshadowing of the historic centre, the NDP includes policy to link the town centre with the area straddling the Carkeel Roundabout. This area also presented an unattractive main gateway into the town itself so the NDP encourages design which better reflects Cornwall's outstanding and distinctive natural and historic environment. Within the town centre the desire is to promote footfall and the night-time economy, and other forms of employment, without harming its retail character.

4.14 The NDP also supports the increasingly important tourism industry recognizing that the areas special riverside and rural character is an important factor. Therefore it supports tourism industry growth which respects the landscape of the River Tamar, its heritage features and is based on local food, links such as those related to IK Brunel and the GWR, the attractive rural hinterland, or activities such as cycling, walking, sailing and heritage tourism. The approach is to enable the provision of additional 'green tourism' facilities based on these factors, in ways that preserve the qualities that support its existence.

4.15 Special proposals for Saltash Waterfront are proposed in recognition of its combined social economic and environmental value.

**4.15 The NDP Environmental Role.** NDP Objectives aim to:

- Protect and Enhance the Built Environment
- Enhance the Natural Environment of the Parish
- Manage the Rural Areas of the Parish in a Sympathetic Manner

4.16 For the built environment the NDP identifies 4 key character areas and their distinctive design characteristics and includes a policy to ensure that new development respects the distinctiveness of these areas. Outside those areas good design is encouraged generally, and good practice referred to. For Conservation Areas and their settings, policies encourage new development that responds sympathetically to the special character and contributes to their distinctive qualities.

4.17 The key areas covered by NDP policies also include concern for non-protected heritage assets and identifies a 'local listing' of the most important. A major element of Saltash's distinctive environmental character is the extensive views and vistas of the River Tamar, surrounding AONB and Dartmoor National Park, and the historic townscape, so a policy is included to ensure that the views should not be unacceptably affected.

4.18. Turning to the natural environment, the approach to habitat and biodiversity is to achieve a 'Net Biodiversity Gain'. A green boulevard, linking Carkeel and the town centre, is also proposed, and will enhance urban habitat as part of a drive, along with provision to protect and enhance trees, Cornish hedges & hedgerows, for the 'Greening' of Saltash. Important local green spaces which contribute to both the built and the natural environment are identified and protected. Countryside character areas are also identified, intended to ensure that new development there incorporates the existing natural features as environmental and leisure assets. Policies also cover aspects of flooding and drainage to ensure that any development is resilient.

**4.19 Cross-cutting NDP Roles.**

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

4.20 The nature of sustainable development is such that the three key themes cut across development each having some influence over the way in which proposals are considered. For example, where a new development proposal emerges, a range of policies in this NDP and the CLPSP would apply ensuring that a site is tested against sustainability principles. The potential type of development on a site, its associated facilities, the accessibility of facilities, habitat and heritage impacts and public transport would be considered, along with its history, setting, surrounding buildings and views to and from the sites, enabling the specification of appropriate planning conditions to ensure acceptable development. Some sites will be deemed unsuitable for development as a result.

4.21 On climate change, the NDP includes policies to support the renewable energy initiatives at a scale appropriate to the sensitive environment and heritage of the area, and to anticipate interest in energy storage as a means of improving energy security in the surrounding rural areas, alleviating energy poverty, and potentially assisting moves to off-grid systems. Policies also support community energy initiatives and ‘small carbon footprint’ developments.

4.22 The figure (2) below indicates how each of the policies in the Plan help to achieve sustainable development.

<b>Figure 2: Saltash NDP Policies Achieving Sustainable Development</b>				
<b>Policy</b>	<b>Title</b>	<b>Social implications / Outcomes</b>	<b>Economic implications / Outcomes</b>	<b>Environmental implications / Outcomes</b>
<b>THE VISION FOR SALTASH</b>				
POLICY DP 1	Development Boundary	Enhanced role of Saltash as a residential, employment, service centre and shopping facility for its residents and the surrounding communities.	Enhanced role of Saltash as a residential, employment, service centre and shopping facility for its residents and the surrounding communities.	Spread of the urban area into surrounding countryside restricted, well-balanced development promoted up to its natural physical boundaries and the re-use of previously- developed sites encouraged.
<b>5. SECURE A DIVERSE AND PROSPEROUS LOCAL ECONOMY</b>				
POLICY EM 1	Access to Employment Development	Better access to job opportunities for local people	Better access to job opportunities for local people	Fewer car journeys, less greenhouse gas emissions, less air quality harm.
POLICY EM 2	Redevelopment and Enhancement of Existing Employment Sites	More employment opportunities for local people.	Better customer relations, quality assurance impression, and business opportunities for local firms.	Better appearance of older employment sites with poor environment; additional habitat.
POLICY EM 3	Parking, Storage and Movement on and Around Employment Sites	Improved road safety.	More efficient business operation.	Less damage to kerb side habitat and reduced emissions.
POLICY EM 4	Home Based Enterprise	Flexible working practices embraced.	Economic base broadened, more sustainable economic growth.	Adverse environmental impacts avoided or mitigated.
POLICY EM 5	Telecommunications on Employment Sites	Skill base extended, better paid jobs with greater prospects.	Existing local firms able to access new technologies and wider customer base. More start-up and inward investment.	Fewer car journeys, less greenhouse gas emissions, less air quality harm.
POLICY EM 6	Sustainable Tourism	More and better job opportunities. Additional facilities for local people.	Additional visitor spending in local economy.	Fabric of important buildings maintained: Green infrastructure supported/extended..
<b>6. REGENERATE THE TOWN CENTRE AND MANAGE THE GROWTH OF “OUT OF TOWN” SHOPPING</b>				
POLICY TC 1	Development at Carkeel.	Town retail, social and service centre role for local community bolstered. Wider range of services available.	Town centre economy bolstered. Pedestrian, cyclist and traffic conditions on Callington Road addressed.	Unattractive main gateway into the town and Cornwall enhanced. Additional habitat. Additional environmental problems from traffic



**Figure 2: Saltash NDP Policies Achieving Sustainable Development**

Policy	Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
				congestion avoided.
POLICY TC 2	Maintaining the Town Centre as a Retail & Social Destination	As above.	Character and perception of town centre improved. Better business opportunities. Town centre economy bolstered.	Fabric of buildings maintained. Fewer car journeys, less greenhouse gas emissions, less air quality harm.
POLICY TC3	New Uses for Upper Floors in The Town Centre	As above.	Town centre economy bolstered.	Fabric of buildings maintained. Fewer car journeys, less greenhouse gas emissions, less air quality harm.
POLICY TC4	Retention of Small-Scale Employment in The Town Centre	As above.	Town centre economy bolstered.	Fabric of buildings maintained. Fewer car journeys, less greenhouse gas emissions, less air quality harm.
<b>7. CREATE AND SUPPORT SUSTAINABLE NEIGHBOURHOODS</b>				
POLICY SN 1	Support for a Sustainable Neighbourhood Centre at Treleden	Everyday needs of new local population met.	Local jobs created.	Fewer car journeys, less greenhouse gas emissions, less air quality harm.
POLICY SN 2	Strengthening Neighbourhoods	Better social interaction, community spirit and responsibility, greater well-being.	Local jobs created and busier local shops etc.	Fewer car journeys, less greenhouse gas emissions, less air quality harm.
<b>8. REVITALISE THE WATERFRONT</b>				
POLICY WF 1	Making the Most of Saltash Waterfront	Better social and recreational opportunities.	Town centre economy bolstered.	Layout reflecting and enhancing heritage context, Shoreline Management Plan requirements embodied, views from AONB and into/out of Conservation Area protected. Mitigation of recreation impacts on SAC and CEMP to ensure no construction impacts. Physical and historic environment improved.
<b>9. ENSURE A BALANCED RANGE OF QUALITY NEW HOUSING</b>				
POLICY H 1	Ensuring a Choice of Housing	Needs of young, families and elderly addressed. Increased social cohesion	More affordable and appropriately sized housing, equity gained and released. Entrepreneurial inward investment.	Reduction in land take for development.
POLICY H 2	Conversions of Large Houses into Multiple Occupation	Better choice of housing opportunities close to town centre services and established transport routes. Local service	Town centre footfall increased and business custom increased. Work for local builders.	Fabric of buildings maintained. Fewer car journeys, less greenhouse gas emissions, less air quality harm.

**Figure 2: Saltash NDP Policies Achieving Sustainable Development**

Policy	Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
		social infrastructure supported.		
POLICY H 3	Making Better Use of Land – Redevelopment, Renewal and Intensification	Better choice of housing opportunities close to town centre services and established transport routes. Local service social infrastructure supported.	Town centre footfall increased and business custom increased. Work for local builders.	Development pressure on the countryside reduced. Fewer car journeys, less greenhouse gas emissions, less air quality harm.
POLICY H 4	Making Better Use of Land – Suburban Villas Character Area	Better choice of housing opportunities close to town centre services and established transport routes. Local service social infrastructure supported.	Town centre footfall increased and business custom increased. Work for local builders.	Development pressure on the countryside reduced. Fewer car journeys, less greenhouse gas emissions, less air quality harm. Character of Suburban Villas area respected.
POLICY H 5	Extensions to Existing Dwellings	Family housing needs met without need to move.	Existing customer and employee base for services and industry retained.	Development pressure on the countryside reduced. Fewer car journeys, less greenhouse gas emissions, less air quality harm. Less impact on appearance of original dwelling, street scene and living conditions of neighbours protected.
<b>10. PROTECT AND ENHANCE THE BUILT ENVIRONMENT</b>				
POLICY ENV 1	Design and Local Distinctiveness Within the Character Areas	Local distinctiveness promoted and reinforced, sense of place and belonging generated.	Historic environment aspects of local distinctiveness and rural tourism supported.	Local character and history, and the identity of local surroundings and materials reflected in design in the Character Areas.
POLICY ENV 2	Design and Local Distinctiveness Outside the Historic Core	As above.	Historic environment aspects of local distinctiveness and rural tourism supported.	Local character and history, and the identity of local surroundings and materials reflected in design in setting of Character Areas.
POLICY ENV 3	General Design Principles	Enhanced sense and quality of place and pride in community. Secure by Design supported.	Enhanced sense and quality of place that attracts visitors.	Sustainable drainage, energy conservation and generation measures incorporated in new development.
POLICY ENV 4	Local Listing of Non-Designated Heritage Assets	Local distinctiveness promoted and reinforced, generating sense of place and belonging.	Historic environment aspects of local distinctiveness and green tourism supported.	Quality of built environment maintained and possibly enhanced.
POLICY ENV 5	Reuse of Saltash Station Building	Enhanced sense and quality of place and pride in community.	New business and employment opportunities released, historic environment aspects of local distinctiveness and green tourism	Local environment improved, dereliction removed, appearance of Saltash as Gateway to Cornwall enhanced. Increased use of public transport leading to fewer

**Figure 2: Saltash NDP Policies Achieving Sustainable Development**

Policy	Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
			supported.	car journeys, less greenhouse gas emissions, less air quality harm
POLICY ENV 6	Development in Conservation Areas	Local distinctiveness promoted and reinforced, sense of place and belonging generated.	Historic environment aspects of local distinctiveness and rural tourism supported.	Local character and history, and the identity of local surroundings and materials reflected in design in the Conservation Areas.
POLICY ENV 7	Development Within the Setting of Conservation Areas	As above.	As above.	Local character and history, and the identity of local surroundings and materials reflected in design in the setting of Conservation Areas.
POLICY ENV 8	Views and Vistas	Local distinctiveness promoted and reinforced, established sense of place and belonging maintained.	Historic environment aspect of Saltash's role as a tourist destination protected and enhanced. Attractiveness of area to inward investment supported.	Familiar and valued townscape and landscape retained, views into, across and out of AONB protected.
<b>11. PROTECT AND ENHANCE THE NATURAL ENVIRONMENT</b>				
POLICY GRN 1	Biodiversity Protection and Gain	Important character forming aspects of the local landscape protected and better quality of design. Quality and sense of place secured.	Environmental quality and reputation, key factors in tourism and inward investment, protected.	Habitat and biodiversity preserved/enhanced.
POLICY GRN 2	– The Greening of Saltash: Woodlands, Trees, Cornish Hedges And Hedgerows	As above.	As above.	Landscape setting for settlements, heritage assets, and habitat and biodiversity preserved/enhanced.
POLICY GRN 3	Countryside Character Areas	Local distinctiveness promoted and reinforced, generating sense of place and belonging. Psychological and social well-being supported.	Landscape and historic environment aspects of local distinctiveness and rural tourism supported.	The context, setting and significance of heritage assets and their legibility in the landscape preserved. Impacts of development on AONB minimised.

**Figure 2: Saltash NDP Policies Achieving Sustainable Development**

Policy	Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
POLICY GRN 4	Drainage and Flooding	Community impacts of flooding reduced. Amenity benefits, including additional public open space integrating with cycling and walking routes.	Business impacts of flooding reduced. Local distinctiveness and rural tourism contributed to.	Watercourse, floodplain and flood defences protected, no adverse cumulative impacts of development local flood storage capacity or flood flows. Reduced need for hard, engineered drainage systems, ecological benefits, capacity of piped systems protected, additional habitat and biodiversity benefits.
<b>12. MANAGE THE RURAL AREAS OF THE PARISH IN A SYMPATHETIC MANNER</b>				
POLICY RUR 1	Small Workshop Development in The Countryside	Local employment and income generated.	Sustainable growth and expansion of rural businesses: local incomes generated .	Sensitive features including heritage buildings and biodiversity interests and amenity of residential properties, protected.
POLICY RUR 2	Village Development Boundaries & Rural Housing Sites	Local housing and employment needs supported; village lifestyle preserved: CLP Policy 9 facilitated. Wider opportunities for home ownership and creation of inclusive and mixed communities that are integrated with community. Self-build plots.	Local distinctiveness and rural tourism contributed to. Agricultural impacts of development reduced. Opportunities for local builders. Additional support for businesses reliant on local trade.	Local character, landscape qualities, the individual identity and historic settlement pattern of the villages preserved. Character and appearance of the AONB and setting of listed or unlisted heritage assets protected.
POLICY RUR 3	Land at Old Farm, Trematon	Wider opportunities for home ownership and creation of inclusive and mixed communities that are integrated with community.	Additional support for businesses reliant on local trade. Inward investment opportunities increased.	Character and appearance of the landscape, including the AONB, and setting of listed or unlisted heritage assets protected.
POLICY RUR 4	Land Opposite Pandrama, Trehan	As above.	As above.	As above.
POLICY RUR 5	Land at Former Allotment Gardens, Trehan	As above.	As above.	As above.
POLICY RUR 6	Agricultural Dwellings and Specialist Need	Needs of essential local workers met.	Skilled recruitment facilitated; business viability improved.	Impact of necessary rural dwellings reduced.
<b>13. MEET THE CHANGING DEMAND FOR HEALTH, EDUCATION, COMMUNITY &amp; EMERGENCY SERVICES AND FACILITIES</b>				
POLICY HWB 1	Education Provision	Educational investment opportunities supported to meet local needs.	Inward investment by education providing businesses, additional well paid jobs.	Well-designed educational facilities that make a contribution to leisure and community facilities.



**Figure 2: Saltash NDP Policies Achieving Sustainable Development**

Policy	Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
POLICY HWB 2	Protection and Enhancement of Saltash Community Campus	Continued and enhanced access to community and cultural activity and events supporting greater community cohesion and well-being.	Community enterprise.	Reduced need to travel to facilities by car: community buildings that are more efficient; reduced carbon footprint.
POLICY HWB 3	The Future of Health and Care Provision in Saltash	Continued and enhanced access to health services and improved community well-being.	Retained and expanded job and health related business opportunities.	Reduced need to travel to facilities by car, less greenhouse gas emissions, less air quality harm.
POLICY HWB 4	Protection of Important Community Facilities	Continued and enhanced access to community and cultural activity and events supporting greater community cohesion and well-being.	Community enterprise.	Reduced need to travel to facilities by car, less greenhouse gas emissions, less air quality harm community buildings that are more efficient; reduced carbon footprint
<b>14. MEET THE GROWING DEMAND FOR ADDITIONAL SPORT, RECREATION AND LEISURE FACILITIES</b>				
POLICY LEI 1	Key Strategic Sports, Leisure and Recreation Open Spaces	Community health and mental well-being supported.	Additional facilities in support of tourism.	Green spaces and other facilities that contribute to landscape setting and habitat and biodiversity.
POLICY LEI 2	Local Green Spaces	Community health and well-being protected. Local distinctiveness promoted and reinforced, generating sense of place and belonging. Local environmental quality and sense of place protected.	Environmental quality and reputation, key factors in tourism and inward investment, protected.	Green spaces and other facilities that contribute to landscape setting and habitat and biodiversity. Green infrastructure supported.
POLICY LEI 3	Conservation, Enhancement and Creation of Local Green Spaces	As above.	As above.	As above.
POLICY LEI 4	Dilapidated Play Spaces	Future leisure opportunities preserved.	As above.	Environmental harm managed and reduced. Habitat opportunities.
POLICY LEI 5	Allotments	Healthy exercise and healthy eating increased.		Reduced need to travel to facilities by car, less greenhouse gas emissions, less air quality harm
<b>15. IMPROVED AND SUSTAINABLE CONNECTIVITY</b>				
POLICY CON 1	The Green Boulevard	Better linkage of Town's neighbourhood communities, increased community cohesion Town social and service centre role for local community bolstered. Wider range of services	Town centre retail economy bolstered. Environmental quality and reputation, key factors in tourism and inward investment, enhanced.	Pedestrian, cyclist and traffic conditions on Callington Road addressed. Reduced car journeys, less greenhouse gas emissions, less air quality harm. Additional environmental problems

<b>Figure 2: Saltash NDP Policies Achieving Sustainable Development</b>				
<b>Policy</b>	<b>Title</b>	<b>Social implications / Outcomes</b>	<b>Economic implications / Outcomes</b>	<b>Environmental implications / Outcomes</b>
		accessible. Healthy exercise opportunities and better well-being overall. Special sense of place maintained and enhanced,		from traffic congestion avoided. Additional habitat Improved street scene.
POLICY CON 2	North Road/New Road Distribution Route	Community concerns responded to and well-being protected.		Unacceptable impacts on congestion, road safety, noise and pollution issues managed.
POLICY CON 3	Town Centre Transition Zones	Improved pedestrian safety. Enhanced access from neighbourhood areas.	Character and perception of town centre improved. Better business opportunities.	Speeds and congestion reduced. Reduced air quality concerns.
POLICY CON 4	Burraton Cross Hub	As above.		As above.
POLICY CON 5	Saltash Station	Improved accessibility to public transport. Enhanced social and employment links. Additional social facility.	New business and employment opportunities released, green tourism supported.	Increased use of public transport leading to fewer car journeys, less greenhouse gas emissions, less air quality harm
POLICY CON 6	Carkeel Traffic Calming and Environmental Enhancement	Improved pedestrian safety		Speeds and congestion reduced. Reduced air quality concerns. Street scene made more attractive for residents.
POLICY CON 7	Broadband	Social inclusion and community cohesion improved, reduction in 'digital disadvantage'	Access to business opportunities for local and home businesses. Inward investment not restricted by any local inadequacy in digital communications.	Reduced needs to travel and Reduction in greenhouse gas emissions.
POLICY CON 8	Sustainable Transport Measures in New Developments	Transport and connectivity need of community met in most sustainable manner. Improved road safety. Better access to facilities. Improved health and wellbeing. Reduced impact on Air Quality.	Congestion and business costs reduced.	Reduction in greenhouse gas emissions.
POLICY CON 9	Protection of Footpaths, Bridleways and Cycle Paths	Community benefits from continued availability of footpaths and cycleways for health and recreation. Improved disability access.	Existing routes to work and services retained. Tourism asset maintained.	Retention/enhancement of important part of existing green infrastructure network.
POLICY CON 10	Enhancing and Extending The Walking And Cycle Network	As above.	As above.	As above.

<b>Figure 2: Saltash NDP Policies Achieving Sustainable Development</b>				
<b>Policy</b>	<b>Title</b>	<b>Social implications / Outcomes</b>	<b>Economic implications / Outcomes</b>	<b>Environmental implications / Outcomes</b>
<b>16. CLIMATE CHANGE</b>				
POLICY CC 1	Renewable Energy	Wider community benefits from reduction in climate change factors.	Opportunities for local business and income generation.	Reduced greenhouse gas emission. Protects AONB and WHS from inappropriate energy plant. Encourages sustainable energy in a way that reflects the sensitive character of Saltash Town.
POLICY CC 2	Local Energy Storage	Reduced energy poverty, assist moves to off-grid systems.	Improved energy security, assist moves to off-grid systems.	De-carbonised local development. Batteries in buildings suitable for rural locations and WHS/AONB settings.
POLICY CC 3	Community Sustainable Energy	Community ownership/shares in renewable energy and/or cheaper energy bills. Improved take up of electric vehicles.	Reduced energy costs. Additional local disposable income.	Reduced greenhouse gas emission. Protects AONB and WHS from inappropriate energy plant. Encourages sustainable energy in a way that reflects the sensitive character of Saltash Town.
POLICY CC 4	Small Carbon Footprint Development	Wider community benefits from reduction in climate change factors. Reduced energy costs. Additional local disposable income.	Reduced energy costs. Additional local disposable income.	Reduced greenhouse gas emission, protection of habitat and water environment.
<b>DELIVERY PLAN</b>				
POLICY DP 1	Making It Happen – Community Priorities	Community priorities delivered	Economic priorities delivered	Environmental priorities delivered.

## 5. Having regard to national policies and guidance

5.1 All of the policies in this neighbourhood plan have been drafted with consideration of the national planning policies set out in the NPPF 2019 and associated guidance.

5.2 The detailed consideration of the Saltash Neighbourhood Plan policies in Appendix 3 demonstrates how each is in conformity with National Planning Policy and guidance.

## 6. General conformity with the strategic policies of the development plan(s) for the area

6.1 All of the policies in this neighbourhood plan have been drafted with consideration of the local planning policies set out in the Cornwall Local Plan and associated guidance.

6.2 The detailed consideration of all policies in the Saltash Neighbourhood Plan policies in Appendix 3 demonstrates how each is in conformity with Local Planning Policy and guidance.

## 7. Compatibility with EU Regulations

7.1 The Saltash NDP Steering Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations Assessment. Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion, issued on 8<sup>th</sup> April 2019, concluded that SEA is not required for the Saltash NDP. A copy of the screening opinion is included at Appendix 2.

## 8. Prescribed conditions and prescribed matters.

8.1 Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act 2011 sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out one basic condition in addition to those set out in the primary legislation. This is: the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects)

8.2 The Saltash NDP has within its area or with a pathway of impact from the NDP for two European designations:

- Tamar Estuary Complex SPA and
- Plymouth Sound and Estuaries SAC

8.3 The Saltash NDP Screening Opinion identified that there will be likely significant environmental effects on European Sites arising from the Saltash Town NDP in combination with other development in the area. An Appropriate Assessment was therefore undertaken which concluded that as there is a strategic mitigation solution in place, underlined by Policy 22 of the Cornwall Local Plan, no Likely Significant Effects from the Neighbourhood Plan on European sites will occur. No further HRA is required.

## 9. Comprehensive Impact Assessment Implications

9.1 The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons with a “protected characteristic” and those who do not. The protected characteristics are Age, Disability, Gender Re-assignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion and Belief, Sex, Sexual Orientation and in Cornwall an additional characteristic, Cornish Status.

9.2 This NDP has been developed to be in general conformity with the Cornwall Local Plan, which was subject to Examination in Public and found to be sound. The Cornwall Local Plan provides for objectively assessed need, to meet the needs of all groups in the community.

9.3 The Cornwall Local Plan has been subject to Comprehensive Impact Assessment. This concluded that the current and future businesses and residents of, and visitors to, Cornwall will be affected by the land use policies in terms of provision of jobs, homes, infrastructure, access to services and the protection of the environment. The strategic policy objectives to 2030 are to plan for the needs of the whole community now and in the future. In addition, where evidence demonstrates a need, a number of protected characteristic groups are positively planned for with specific provision made for older people and the disabled.

9.4 In particular the economic strategy, overall housing target and affordable housing targets aim to ensure appropriate jobs and housing is available to meet local needs. Failing to provide sufficient housing will impact most on disadvantaged groups.

9.5 An Equalities Impact Assessment has been carried out for the Saltash NDP. It concludes that that none of the policies in the NDP will have high negative impacts upon groups with protected characteristics, with a few being of



low or moderate impact. Most of the policies will make a positive contribution to the needs of those in the community with protected characteristics.

*9.6 The Saltash NDP provides a strategy for the development of the neighbourhood area, and a range of policies, which will result in positive benefits for the local community. The key positive impacts are promoting sustainable development, protecting the built and natural environment, providing employment and housing to meet local need and promoting community engagement and involvement in planning. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.*

## **10. Conclusion**

10.1 The Saltash Neighbourhood Development Plan has regard to National Planning Policy and is in general conformity with the strategic policies of the Cornwall Local Plan. This Plan is compatible with EU obligations and promotes sustainable development.

10.2 It is considered that the Basic Conditions as set out in Schedule 4B to the Town and County Planning Act 1990 (as amended) have been met. The Plan complies with Paragraph 8(1)(a) of Schedule 4B to the Act and should proceed to Referendum.

# Appendix 1 - Saltash Neighbourhood Plan Confirmation of Designation

## DECISION OF THE PORTFOLIO HOLDER FOR HOUSING AND PLANNING

In respect of attached report for and on behalf of Robert Lacey

**Dated:** 11 January 2013

**Subject Matter:** Designation of Neighbourhood Plan Area for the Saltash  
Neighbourhood Plan

**Decision:**

The Saltash Neighbourhood Area be designated in accordance with the  
Neighbourhood Planning (General) Regulations 2012.

**Reason for the Decision:**

In accordance with the Neighbourhood Planning (General) Regulations  
2012 ('The Regulations') any Neighbourhood Plan being produced must be  
carried out within a Neighbourhood Area the extent of which must  
submitted to, publically advertised and consulted on for prescribed period  
and approved by Cornwall Council.

**Alternative options considered:**

None other than contained within the report.

**Conflicts of interest declared:**

None.

**Dispensations granted in respect of a conflict of interest:**

Not Applicable.

Signed  .....  
Portfolio Holder for Housing and Planning

Dated 11-1-2013 .....

## Appendix 2 – Screening Opinion

Mr David Yates  
Chairman Saltash NDP  
Saltash Town Council  
The Guildhall  
12 Lower Fore Street  
Saltash  
PL12 6JX

By email: [info@plan4saltash.co.uk](mailto:info@plan4saltash.co.uk)

Dear Mr Yates,

8 April 2019

### **Saltash Neighbourhood Development Plan – SEA and HRA Screening**

As requested Cornwall Council has screened the Saltash Neighbourhood Development Plan (NDP) to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA.)

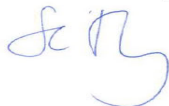
As required by the SEA regulations CC produced a screening opinion report for the NDP and consulted the statutory bodies: Natural England, Historic England and the Environment Agency. We also asked Natural England to confirm whether or not HRA was required under the HRA directive.

The NDP could not be screened out for impacts on the Plymouth Sound SAC and Tamar Estuaries complex SPA. Appropriate Assessment has therefore been carried out and concludes that, provided the wording on water quality measures omitted in error from Policy WF1 is reintroduced, and due to strategic mitigation measures in the Cornwall Local Plan to deal with recreational impacts, it can be concluded that there will be no adverse impacts on the features of these European sites arising from the NDP.

I have also updated the screening report with specific reference to the evidence base documents and following correspondence from the Town Council by letter dated 6 February 2019. Based on the scale and location of development proposed in the draft plan, and the strategic and local policy framework, Cornwall Council is of the opinion that the Saltash NDP, is unlikely to have significant effects on the environment and that SEA is therefore not required.

If significant changes or additions are made to your plan I would advise you to have it rescreened.

Yours sincerely,



Sarah Furley  
Group Leader  
**Neighbourhood Plans**  
Tel: 01872 224294  
Email: [sarah.furley@cornwall.gov.uk](mailto:sarah.furley@cornwall.gov.uk)  
cc: [enquiries@saltash.gov.uk](mailto:enquiries@saltash.gov.uk)

**Saltash Draft NDP (August 2018)**

**Strategic Environmental Assessment (SEA) & Habitats  
Regulations Assessment (HRA)  
Screening Report**

**November 2018  
Updated March 2019**



# Saltash Draft NDP (August 2018) SEA and HRA Screening Report

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# Saltash Draft NDP (August 2018) SEA and HRA Screening Report

## 1. Introduction

- 1.1 This screening report is designed to determine whether or not the contents of the Saltash Draft Neighbourhood Development Plan (the NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also considers whether Habitats Regulations Assessment is required under Article 6 or 7 of the Habitats Directive.
- 1.2 The purpose of the Saltash NDP is to guide development within the parish. The vision of the parish is that ‘... by 2030 Saltash will be an envied riverside town, being more sustainable and greener in all respects with a reinvigorated Town Centre and Waterfront, award winning new housing, a prosperous and diverse economy, with an excellent quality of life and lifestyle for all ages.’ There are objectives in order to deliver this vision, which are:
- 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; and,
  - Improved and sustainable connectivity.
- 1.3 The NDP proposes over fifty planning policies. Within these, development boundaries are proposed for the town of Saltash and the villages/hamlets of Trematon, Forder and Trehan. Small scale site allocations are identified at both Trematon and Trehan.
- 1.4 Saltash NDP does not propose policies to meet key Local Plan targets for the town (including the housing target of 1,200 dwellings); instead, Cornwall’s emerging Site Allocation Development Plan Document (Allocations DPD) allocates sites for housing and employment. The emerging Allocations DPD is currently subject to independent examination. Whilst Saltash NDP is progressing, it is with the caveat that policies will be adjusted to reflect the policies of the final adopted Allocations DPD. This may mean, for instance,

## **Saltash Draft NDP (August 2018) SEA and HRA Screening Report**

that the proposed development boundary at Saltash will extend to include an additional allocation at North Pill (this new allocation is emerging through the Allocations DPD examination process). However, as any policies of the Allocations DPD are subject to successful independent examination, impacts of these (and resulting amendments in a subsequent revision of the NDP) will not affect the outcome of this SEA/HRA Screening Opinion.

- 1.5 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the Draft NDP and the need for a full SEA or HRA.

## **2. Legislative Background**

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).
- 2.2 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to SA by legislation (although it is advisable to carry out some form of SA). Neighbourhood Plans are produced under the Localism Act 2011. The Localism Act requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive and unless they choose to complete a full SA plans will need to be screened for SEA separately.
- 2.4 National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a SEA. Potential triggers may be:
  - a neighbourhood plan allocates sites for development;
  - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
  - the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a

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sustainability appraisal of the Local Plan.

- 2.5 Habitats Regulations Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Where the HRA Screening concludes that a HRA is required, this requirement will trigger the need for a SEA.
- 2.6 This report therefore includes screening for SEA and HRA and uses the SEA criteria and the European Site Citations and Conservation Objectives/Site Improvement Plans to establish whether a full assessment is needed.

## **Saltash Draft NDP (August 2018) SEA and HRA Screening Report**

### **3. Criteria for Assessing the Effects of the Neighbourhood Plan**

3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

#### **SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a)**

##### **CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT**

1. The characteristics of plans and programmes, having regard, in particular, to
  - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
  - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
  - environmental problems relevant to the plan or programme,
  - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
  - the probability, duration, frequency and reversibility of the effects,
  - the cumulative nature of the effects,
  - the transboundary nature of the effects,
  - the risks to human health or the environment (e.g. due to accidents),
  - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
  - the value and vulnerability of the area likely to be affected due to:
    - special natural characteristics or cultural heritage,
    - exceeded environmental quality standards or limit values,
    - intensive land-use,
    - the effects on areas or landscapes which have a recognised national, Community or international protection status.

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Source: Annex II of SEA Directive 2001/42/EC



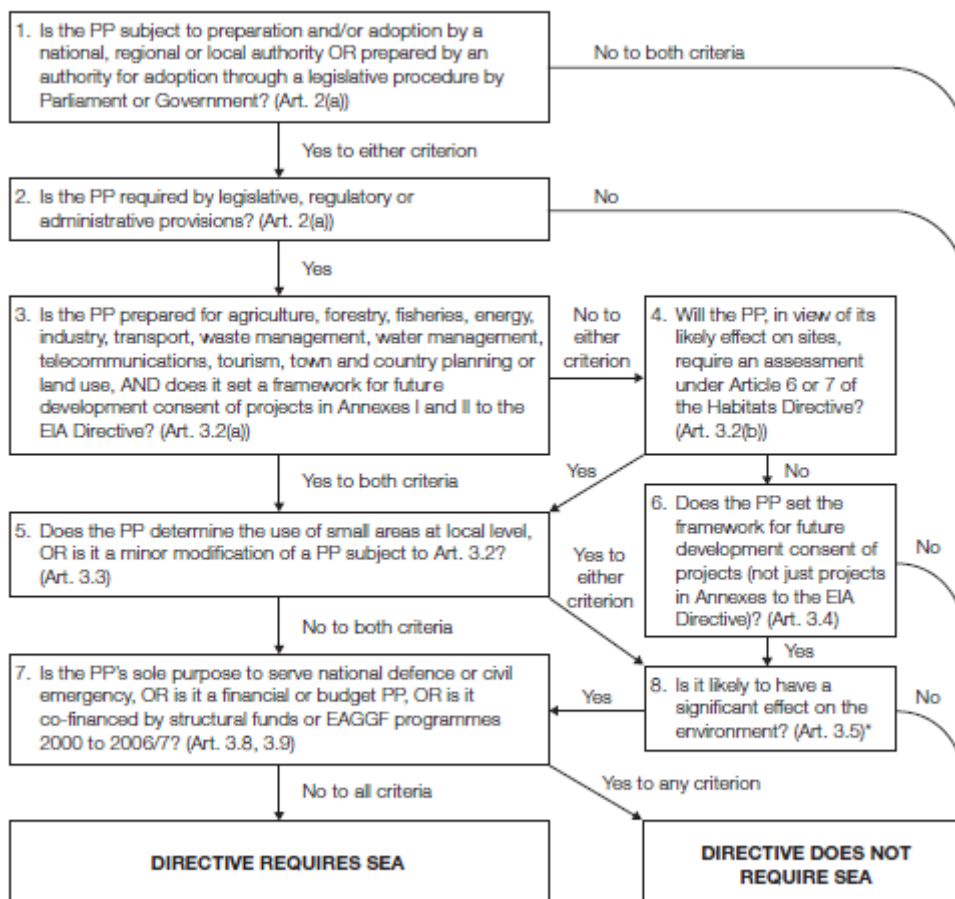
## Saltash Draft NDP (August 2018) SEA and HRA Screening Report

### 4. Assessment

4.1 The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required<sup>1</sup>.

**Figure 2 – Application of the SEA Directive to plans and programmes**

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



\*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

<sup>1</sup> Source: A Practical Guide to the Strategic Environmental Assessment Directive

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4.2 **HRA screening:** Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites? The table below appraises the effect of allocations or policies within the NDP which have the potential to significantly affect European sites within or with a pathway of impact from the NDP. The precautionary principle must be used when assessing whether adverse effects are significant.

NDP Allocation or Policy : Policy NP1 - Saltash Settlement Boundary

Policy RUR2 - Village Settlement Boundaries and Rural Housing Sites.

European Site	Designated features/ habitats	Conservation Objectives	Pathways of impact	LSE	Screen in or out?
Tamar Estuaries Complex SPA	Little Egrets, Avocet, Overwintering shelduck, black tailed godwit, whimbrel, dunlin, curlew and redshank (SPA)	<a href="#">Tamar Estuaries Complex SPA</a>	Recreation Other likely impacts, e.g. via run-off	Potential	In
Plymouth Sound and Estuaries SAC	Atlantic salt meadows , Estuaries, Large shallow inlets and bays, Intertidal mudflats and sandflats, Reefs, Subtidal sandbanks	<a href="#">Plymouth Sound and Estuaries SAC</a>			

Screening of the Cornwall Local Plan revealed the potential for Likely Significant Effects (LSE) on the features of these sites due to a possible increase in recreation. The Tamar Estuaries Complex SPA borders the parish of Saltash to the north east and to the south, whilst all of the rivers which enclose the majority of the parish (the exception being the land border at its northern boundary) are designated as part of the Plymouth Sound and Estuaries SAC. Saltash lies entirely within the associated zones of influence for these sites.

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Saltash NDP does not propose large scale growth in order to meet the Local Plan housing target; the emerging Allocations DPD (which is currently at independent examination) allocates strategic sites at Saltash which instead satisfies the Local Plan housing target for the town through to 2030. Therefore, the actual level of proposed development within the NDP is very small: NDP Policy NP1 proposes a development boundary at Saltash and the supporting evidence to this policy (see <http://plan4saltash.co.uk/category/evidence/boundary/>) sets out useful information demonstrating that, although there appears to be large gaps in this, the NDP does not facilitate development in these locations, as set out below (and working clockwise around the perimeter of the development boundary):

- The large expanse of undeveloped land to the north west of the town is proposed as site allocations SLT-E1 (Stoketon) and SLT-UE1 (Broadmoor) in the Allocations DPD. The proposals for this land will have to satisfy a process of examination independent of the NDP in order to progress and be adopted (if the site allocations are rejected through this examination process, and/or additional/alternative sites added, it has been confirmed that the NP1 development boundary will be amended to reflect this, but such amendments would not need to be considered through this SEA/HRA Screening process);
- The undeveloped land on the edge of the River Tamar at South Pill is identified under NDP Policy LEI1 as a key strategic open space (Saltmill Park);
- The undeveloped land to the north of the A38 and either side of Old Ferry Road is identified under NDP Policy LEI1 as a key strategic open space (Brunel Green);
- The undeveloped pocket of land to the south of the railway station comprises a number of private gardens to existing properties on Coombe and Culver Roads;
- The undeveloped land at Wearde is the grounds of Saltash.net Community School;
- The two parcels of undeveloped land at St Stephens are a cemetery and a site with planning approval for 17 dwellings (PP17/07469). However, it should be noted that there is a minor error in NDP Figure 4, that the development boundary should be drawn in around the cemetery at St Stephens, as shown in the evidence base map – this has been corrected in a revised version of the NDP supplied on 1 October 2018.

NDP Policy RUR2 sets out Village Settlement Boundaries and Rural Housing Sites at the villages/hamlets of Trematon, Forder and Trehan. Within these there is scope for small scale development and the supporting evidence to this policy

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<http://plan4saltash.co.uk/category/evidence/sites-appraisal/> considers the impacts of proposals (including on the Tamar Estuaries Complex SPA and the Plymouth Sound and Estuaries SAC).

Local Plan Policy 22 puts in place a strategic solution for mitigation of recreational impacts influence and therefore a financial contribution is taken from new development to fund mitigation measures e.g. dog wardening, dog bins, information and education, notices and parking restrictions. Therefore, in combination with the Local Plan the NDP is unlikely to cause significant recreational impacts on the features of Tamar Estuaries Complex SPA or the Plymouth Sound and Estuaries SAC.

In terms of other impacts, e.g. surface water runoff, the development boundary of Saltash abuts the boundary of the SAC and the SPA, extending within the estuary in places. We have to assume that the development boundary provides a presumption for development within the boundary. The Saltash Waterfront policy WF1 does not provide for effects from development on the SAC and SPA, other than recreational impacts under policy 22 of the Cornwall Local Plan and a requirement for a CEMP for the development construction phase. However some wording has been omitted from this policy in error. Two paragraphs have been omitted in an editing error – they appear as recommendations for the policy on page 50 of the sustainability checklist

<http://plan4saltash.co.uk/wp-content/uploads/2018/08/Saltash-NDP-Sustainability-Checklist-FINAL-180718.pdf> and require confirmation of sewerage arrangements and control of surface water run off. On the basis that these paragraphs will be included in the final version of the Policy we can conclude that there will be no significant effects on the SAC.

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4.3 SEA screening: The table below shows the assessment of whether the neighbourhood plan will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied.

Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Will be 'made' by Cornwall Council and used in decision making as part of the development plan.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Localism Act 2011
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	Annex I and II projects are (typically) large scale industrial and commercial processes – the plan does not deal with this scale of development.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b)) (See para 4.2 above)	Y	See section 4.2.
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Plan contains land use planning policies to guide development within the parish.
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NDP will be 'made' and used as part of the development plan for determining planning applications in the Plan area.
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N/A	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	No	See Table 2

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<b>Table 2 likely significant effects</b>	
<b>SEA requirement</b>	<b>Comments</b>
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The NDP provides policies to guide the quality of development within the parish; many such policies are location specific (e.g. Policy TC1 – Development at Carkeel and Policy HWB3 – Future of St Barnabas Hospital) whilst others are general and not location specific (e.g. Policy SN2 – Neighbourhood Shops and Facilities and Policy H6 – Extensions to Existing Dwellings).</p> <p>The NDP also guides the location of small scale development in rural areas and at Saltash (through the development boundaries in NDP Policies NP1 and RUR2) and identifies Key Strategic and Local Green Spaces (Policies LEI1 and GRN3). Local listings of non-designated heritage assets are set out in Policy ENV4.</p> <p>Large scale development at Saltash is planned for through the emerging Allocations DPD, but reflected in the NDP.</p> <p>The NDP doesn't plan to meet the Local Plan target for housing or employment as this</p>



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	is addressed through the emerging Allocations DPD.
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The NDP must be in general conformity with the National Planning Policy framework and the Local Plan.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The NDP will be examined against four basic conditions, one of which is whether the plan contributes to sustainable development.
4. environmental problems relevant to the plan or programme,	N/A
5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A

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Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
6. the probability, duration, frequency and reversibility of the effects,	The NDP provides for small scale growth above that set out in the Cornwall Local Plan: Strategic policies 2010-2030 (which is planned for through the emerging Allocations DPD).
7. the cumulative nature of the effects,	The NDP does not seek to significantly increase development rates above local need, or the requirements of the Cornwall Local Plan. Cumulative impacts will be phased over the plan period and although Policy RUR2 identifies site allocations at Trematon and Trehan these are for small scale development of up to 5 dwellings each.
8. the transboundary nature of the effects,	The level of development proposed through the NDP at Saltash will not give rise to transboundary effects.
9. the risks to human health or the environment (e.g. due to accidents),	N/A
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	Saltash Parish covers an area of approximately 2,200 hectares. The 2011 census recorded 7,281 households, with a population of around 16,184.
11. the value and vulnerability of the area likely to be affected due to: -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use,	The Tamar Estuaries Complex SPA ( <a href="http://jncc.defra.gov.uk/default.aspx?page=2033">http://jncc.defra.gov.uk/default.aspx?page=2033</a> ) borders the parish of Saltash to the north east and to the south (as does the Tamar/Tavy Estuary SSSI), whilst all of the rivers which enclose the majority of the parish (the exception being the land border at its northern boundary) are designated as part of the Plymouth Sound and Estuaries SAC ( <a href="http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0013111">http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0013111</a> ).  Tamar Estuary Sites Marine Conservation Zone borders the parish of Saltash to the north east and to the south: <a href="http://publications.naturalengland.org.uk/publication/6037040860758016">http://publications.naturalengland.org.uk/publication/6037040860758016</a>

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	<p>Approximately the southern half of the parish and an area to the north is designated as part of the Tamar Valley AONB: <a href="http://www.tamarvalley.org.uk/care/aonb-management-plan/">http://www.tamarvalley.org.uk/care/aonb-management-plan/</a></p> <p>Notter Bridge Section County Wildlife Site lies on the parish’s western boundary. Broadmoor and Ball Woods County Wildlife Site lies to the north of the main urban settlement and Tincombe Reserve County Wildlife Site lies within the town.</p> <p>There are areas of Floodzone 2, 3a and 3b within the parish.</p> <p>There is one conservation area in the parish (Forder &amp; Antony Passage Conservation Area).</p> <p>There are 106 listed buildings and sites in Saltash Parish: <a href="https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=5&amp;index=1">https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=5&amp;index=1</a></p>
<p>12. the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The NDP proposes a low level of development, the strategy and relevant policies being:</p> <ul style="list-style-type: none"> <li>• NDP Policy NP1 - Saltash Settlement Boundary; and,</li> <li>• NDP Policy RUR2 – Village Settlement Boundaries and Rural Housing Sites.</li> </ul> <p><b>Growth within the proposed development boundary of Saltash (NDP Policy NP1)</b></p> <p>This is unlikely to have any significant effects on areas or landscapes which have a recognised national, community or international protection status – NDP Policy NP1 proposes a development boundary at Saltash and the supporting evidence to this policy (see <a href="http://plan4saltash.co.uk/category/evidence/boundary/">http://plan4saltash.co.uk/category/evidence/boundary/</a>) sets out useful information demonstrating that, although there appears to be large gaps in this,</p>

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	<p>the NDP does not facilitate development in these locations, as set out below (and working clockwise around the perimeter of the development boundary):</p> <ul style="list-style-type: none"><li>- The large expanse of undeveloped land to the north west of the town is proposed as site allocations SLT-E1 (Stoketon) and SLT-UE1 (Broadmoor) in the Allocations DPD. The proposals for this land will have to satisfy a process of examination independent of the NDP in order to progress and be adopted (if the site allocations are rejected through this examination process, and/or additional/alternative sites added, it has been confirmed that the NP1 development boundary will be amended to reflect this, but such amendments would not need to be considered through this SEA/HRA Screening process);</li><li>- The undeveloped land on the edge of the River Tamar at South Pill is identified under NDP Policy LE11 as a key strategic open space (Saltmill Park);</li><li>- The undeveloped land to the north of the A38 and either side of Old Ferry Road is identified under NDP Policy LE11 as a key strategic open space (Brunel Green);</li><li>- The undeveloped pocket of land to the south of the railway station comprises a number of private gardens to existing properties on Coombe and Culver Roads;</li><li>- The undeveloped land at Wearde is the grounds of Saltash.net Community School;</li><li>- The two parcels of undeveloped land at St Stephens are a cemetery and a site with planning approval for 17 dwellings (PP17/07469).</li></ul>
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	<p>Local Plan Policies 23: Natural Environment and 24: Historic Environment also provide a strategic framework to protect natural and historic environment assets.</p> <p><b>Growth within the proposed development boundaries at Trematon, Forder and Trehan and site allocations at Trematon and Trehan (NDP Policy RUR2)</b></p> <p>NDP Policy RUR2 sets out development boundaries and rural housing sites at the villages/hamlets of Trematon, Forder and Trehan. Within these there is scope for small scale development and the supporting evidence to this policy <a href="http://plan4saltash.co.uk/category/evidence/sites-appraisal/">http://plan4saltash.co.uk/category/evidence/sites-appraisal/</a> considers the impacts of proposals on heritage assets and natural assets, including the AONB. The development boundary policy does not allocate a specific number of units on this sties, but sets an overall restriction to very small scale development of up to 5. This allows strategic Policies 23 and 24 to operate and ensure that there will be no harm to the AOPNB, listed historic assets or their setting. Taking each settlement in turn:</p> <p><b>Trematon</b></p> <p>At Trematon there is one <b>site allocation RUR2-3-1</b> (NDP Figure 18. RUR2-3-1). The evidence sets out that this is outside of the AONB refers to the site being well enclosed; at application stage this will be a key consideration to ensure that the development of the site continues to respect the setting of the AONB and the policy could be strengthened to refer to this and to the setting of the AONB.</p> <p>NDP Policy RUR2.2 also required that proposals ‘...respect the character and appearance, where appropriate, of the AONB and Conservation Areas and the setting of Listed Buildings within the parish.’ Reference to the setting of the AONB should be added here.</p> <p>The evidence base considers the impact of the proposal on heritage assets and concludes that there is likely to be minor impacts (less than substantial harm to the heritage asset) and that there is the potential for either minor negative</p>
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	<p>impact on the significance of .The recommendations from the assessment are that proposals should include basic heritage impact assessment and demonstrate how design will improve setting of the Listing Buildings opposite, in accordance with SNDP Policies RUR2.2, ENV 2 &amp;ENV3 and CLP policies 12 and 24.</p> <p>The <b>development boundary at Trematon</b> provides scope for small scale pockets of development. The development boundary does not allocate specific numbers of units to be provided and the overall policy sets a very small scale limit of up to 5 for the identified sites and therefore any potential impacts on the setting of the AONB or on historic assets can be dealt with through strategic policies 23 and 24 of the Cornwall Local Plan.</p> <p><b>Trehan</b></p> <p>The <b>development boundary at Trehan</b> provides scope for other small scale pockets of development, by including a small area for rounding off on the west side of the village and including an area of brownfield land at the east side of the village. Both sides are suitably enclosed, well related to the settlement and the evidence base assessment considers the impact potential development would have, if any, on the setting of the AONB. HIA of both sites has also been carried out.</p> <p><b>RUR2-3-2</b> lies to the west of Trehan (see Trehan evidence base map and NDP Figure 19) The evidence base considers the impact of the proposal on heritage assets and concludes that there will not be significant impact on historic assets or their setting. The recommendations from the assessment are that proposals should include basic heritage impact assessment and demonstrate how design will improve setting of the Listing Buildings opposite, in accordance with SNDP Policies RUR2.2, ENV 2 &amp;ENV3 and CLP policies 12 and 24. The final recommendation is that the development may provide opportunity to remove the electricity infrastructure that currently dominates the property and improve listed buildings setting. It is welcomed that the authors have also considered opportunity to improve the setting of this heritage asset; and this could be referenced in the associated policy.</p> <p><b>RUR2-3-3</b> lies to the east of Trehan (NDP Figure 19).</p>
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	<p>The evidence base considers the impact of the proposal on heritage assets and notes that there are none in vicinity of this site and therefore concludes that there are likely to be neutral / negligible impacts, due to there being no known heritage asset on, adjacent to or near site.</p> <p><b>Forder</b></p> <p>The development boundary at Forder provides very limited scope for future development. The settlement is very constrained by floodzones, topography, and is within the AONB with Trematon Castle, to the south west of the village and listed buildings within the development boundary. For this reason, the development boundary does not include extra land for development. Any small scale proposals that do come forward, perhaps for redevelopment or infill which would be possible under Policy 3 of the Cornwall Local Plan, will be controlled by those strategic level policies – which also include protection of the natural and historic environment under strategic Policies 23 and 24.</p> <p>For all the rural development boundaries evidence base work has supported the drawing of the development boundary, considering possible impacts on designated historic or landscape assets. The sites included within the development boundary represent opportunities for small scale development, such as would be allowed in any case through infill and rounding off by Policy 3 of the Cornwall Local Plan, but with the benefit of having considered local impacts on historic and landscape assets. Similarly, since these areas are not allocated with specific numbers of units, Policies 23 and 24 of the Cornwall Local Plan will ensure, at application stage, that the scale, layout and appearance of development will not cause harm to the AONB, historic assets or their setting.</p>
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## Saltash Draft NDP (August 2018) SEA and HRA Screening Report

### 5. Screening Outcome

- 5.1 HRA screening: The assessment in section 4.2 shows that there is a potential for significant effects on a European site, Plymouth Sound SAC and Tamar Estuaries Complex SPA, through recreational disturbance. An Appropriate Assessment has been carried out and strategic mitigation is in place through Policy 22 of the Cornwall Local Plan. It is therefore possible to conclude that, in combination with the Local Plan Policy, there will be no impact on the integrity of the European site. The Appropriate Assessment also considers water quality impacts and provided that the wording omitted in error is reintroduced into policy WF1, there will be no impact on the integrity of the European site.
- 5.2 SEA screening: Regulation 5(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 (“the SEA Regulations”) provides that an environmental assessment (an SEA) must be carried out in a number of circumstances, including where the plan or programme, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (i.e. appropriate assessment by way of an HRA).
- 5.3 However, this requirement is subject to an exception contained in Regulation 5(6) which provides that an environmental assessment need not be carried out for a plan or programme “which determines the use of a small area at local level” unless the plan has been determined to be likely to have significant environmental effects. Whether the plan is likely to have significant environmental effects needs to be determined by reference to the criteria in Schedule 1 of the 2004 Regulations. These criteria are set out in a series of questions in section 4.3 of this report.
- 5.4 The Saltash NDP does not allocated strategic development, which is covered by the Cornwall Local Plan Site Allocations DPD, and therefore the NDP determines the use of a small area at local level. The assessment in section 4.3 does not reveal any significant effects in the environment resulting from the Saltash NDP. The policy framework exists in Cornwall Local Plan policies 23 and 24 and in the emerging NDP to ensure protection of the environment. SEA is therefore not required.

# Appendix 3 – Policy Analysis

## DETAILED CONSIDERATION OF SALTASH NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

This table sets out how each policy reflects the aims of local and national policy and supports the achievement of sustainable development.

0 = Low    + = high    ++ = very high

Policy	Promoting Sustainable Development				NPPF 2019	Cornwall Local Plan Strategic Policies
	Social	Econ	Environ	Commentary		
<b>THE VISION FOR SALTASH</b>						
POLICY DP 1 Development Boundary	+	+	+	<p>The Development Boundary can help to achieve sustainable development by directing future housing, economic and community related development in the Parish to the town of Saltash, which will enhance its role as a residential, employment, service centre and shopping facility for its residents and the surrounding communities. It also facilitates the sequential approach to land allocation, and contains the spread of the Town, by promoting well-balanced development up to its natural physical boundaries. In so doing it will encourage the re-use of previously- developed sites.</p> <p>The Development Boundary is also an easily understood way of bringing clarity to the planning strategy for Saltash for all its users, and will facilitate the implementation of several of the proposed planning policies.</p>	<ul style="list-style-type: none"> <li>Plan making (Paras 23 &amp; 29)</li> </ul>	Policy 7 Housing in the Countryside
<b>5. SECURE A DIVERSE AND PROSPEROUS LOCAL ECONOMY</b>						
POLICY EM 1	++	++	+	By ensuring that the employment area of new urban extension of Treleden is properly accessed by sustainable means the policy will	<ul style="list-style-type: none"> <li>Building a strong, competitive economy</li> </ul>	Policy 5 Business and Tourism Policy 12 Design

Policy	Promoting Sustainable Development			NPPF 2019	Cornwall Local Plan Strategic Policies	
	Social	Econ	Environ			Commentary
Access to Employment Development				help to address the current imbalance between the number of jobs and level of housing found within the town.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> </ul>	Policy 21 Best use of land and existing buildings
POLICY EM 2 Redevelopment and Enhancement of Existing Employment Sites	0	++	+	Upgrading existing business sites supports improved sustainable business practices and aid economic development and can mitigate existing environmental issues.	<ul style="list-style-type: none"> <li>Building a strong, competitive economy</li> <li>Promoting Healthy and Safe Communities</li> <li>Achieving well-designed places</li> <li>Conserving and enhancing the natural environment</li> <li>Conserving and enhancing the historic environment</li> </ul>	Policy 5 Business and Tourism Policy 12 Design Policy 21 Best use of land and existing buildings
POLICY EM 3 Parking, Storage and Movement on and Around Employment Sites	+	++	+	Ensuring that parking and storage clutter is planned for effectively can help avoid road safety problems, support more efficient business operation and reduce unnecessary vehicle movements.	<ul style="list-style-type: none"> <li>Building a strong, competitive economy</li> <li>Promoting Healthy and Safe Communities</li> <li>Achieving well-designed places</li> <li>Conserving and enhancing the natural environment</li> </ul>	Policy 5 Business and Tourism Policy 12 Design Policy 21 Best use of land and existing buildings
POLICY EM 4 Home Based Enterprise	++	++	+	Home based enterprise can add to community prosperity and reduce travel needs but can have impacts on residential amenity.	<ul style="list-style-type: none"> <li>Building a strong, competitive economy</li> <li>Promoting Healthy and Safe Communities</li> <li>Achieving well-designed places</li> <li>Conserving and enhancing the natural environment</li> <li>Conserving and enhancing the historic environment</li> </ul>	Policy 5 Business and Tourism Policy 12 Design Policy 21 Best use of land and existing buildings
POLICY EM 5 Telecommunications on Employment Sites	+	+	++	Taking advantage of the superfast broadband and other telecoms technology can develop business competitiveness and viability, reduce the need to travel and associated environmental issues, and enhance staff skills.	<ul style="list-style-type: none"> <li>Building a strong, competitive economy</li> <li>Meeting the challenge of climate change, flooding and coastal change</li> </ul>	Policy 5 Business and Tourism Policy 12 Design
POLICY EM 6 Sustainable Tourism	+	++	++	New tourism facilities, for 'green tourism' based on local distinctiveness can support sustainable growth within the local environmental carrying	<ul style="list-style-type: none"> <li>Building a strong, competitive economy</li> <li>Making effective use of land</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism

Policy	Promoting Sustainable Development				NPPF 2019	Cornwall Local Plan Strategic Policies
	Social	Econ	Environ	Commentary		
				capacity, and provide jobs, services and facilities of benefit to the local community, and help clean up degraded areas.	<ul style="list-style-type: none"> <li>• Achieving well-designed places</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Meeting the challenge of climate change, flooding and coastal change</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> </ul>	Policy 12 Design Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure
<b>6. REGENERATE THE TOWN CENTRE AND MANAGE THE GROWTH OF “OUT OF TOWN” SHOPPING</b>						
POLICY TC 1 Development at Carkeel.	+	++	++	This policy aims to support the town centre’s role whilst recognising the evolution of the edge-of-town retail centre at Carkeel, by linking the two and encouraging improvement to the gateway environment formed around the road junction, so that they work together to provide a more sustainable future for both.	<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Ensuring vitality of town centres</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Promoting sustainable transport</li> <li>• Making effective use of land</li> <li>• Achieving well-designed places</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 27 Transport and accessibility
POLICY TC 2 Maintaining the Town Centre as a Retail & Social Destination	+	++	++	This policy aims to consolidate and enhance the ‘offer’ of Saltash town centre as an attractive destination for shoppers, visitors and tourists, and will provide the opportunity to improve public realm, accessibility and historic environment.	<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Ensuring vitality of town centres</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Promoting sustainable transport</li> <li>• Making effective use of land</li> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the historic environment</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 24 Historic environment Policy 27 Transport and accessibility

Policy	Promoting Sustainable Development				NPPF 2019	Cornwall Local Plan Strategic Policies
	Social	Econ	Environ	Commentary		
POLICY TC3 New Uses for Upper Floors in The Town Centre	++	++	0	Introduction of new uses in the TC will increase footfall and vitality, increase night-time oversight and thereby contribute to community safety, and provide small-scale housing opportunities.	<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Ensuring vitality of town centres</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Delivering a sufficient supply of homes</li> <li>• Making effective use of land</li> <li>• Achieving well-designed places</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 6 Housing mix Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings
POLICY TC 4 Retention of Small-Scale Employment in The Town Centre	++	++	0	The town centre is a most sustainable location for employment as it is central to much of the residential area, and provides a range of services that employees can use before, during and after work, so contributing to social interaction and well being.. Businesses located close to each other may also derive business benefits from interaction, reducing waste and making better use of scarce resources.	<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Ensuring vitality of town centres</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Making effective use of land</li> <li>• Achieving well-designed places</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings
<b>7. CREATE AND SUPPORT SUSTAINABLE NEIGHBOURHOODS</b>						
POLICY SN 1 Support for a Sustainable Neighbourhood Centre at Treleden				The aim is to ensure that the everyday retail and social needs of new local population are met in a sustainable way that reduces car journeys, restricts greenhouse gas emissions.	<ul style="list-style-type: none"> <li>• Promoting Healthy and Safe Communities</li> <li>• Making effective use of land</li> <li>• Achieving well-designed places</li> <li>•</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings
POLICY SN 2 Strengthening Neighbourhoods				The Vision for Saltash includes a perception of liveable, enduring, human scale neighbourhoods as the building-blocks for the sustainable community that we want to encourage through the Neighbourhood	<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Promoting sustainable transport</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing



Policy	Promoting Sustainable Development			NPPF 2019	Cornwall Local Plan Strategic Policies	
	Social	Econ	Environ			Commentary
				Development Plan. (nb many local Saltash neighbourhoods currently lack facilities and meeting places where the community can interact and foster community spirit and responsibility).	<ul style="list-style-type: none"> <li>• Making effective use of land</li> <li>• Achieving well-designed places</li> </ul>	Policy 21 Best use of land and existing buildings
<b>8. REVITALISE THE WATERFRONT</b>						
POLICY WF 1 Making the Most of Saltash Waterfront	++	++	+	<p>This site represents the greatest opportunity for Saltash to make best use of a relatively unrealised asset, releasing the potential for net gains in sustainable development which outweigh the limited negative impacts.</p> <p>Supporting the means of economic growth can bring value that helps achieve sustainable outcomes</p> <p>New tourism facilities, particularly for 'green tourism' based on local distinctiveness and the maritime location, can support sustainable growth within the local environmental carrying capacity, and provide jobs, services and facilities of benefit to the local community, and help clean up degraded areas.</p>	<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Ensuring vitality of town centres</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Promoting sustainable transport</li> <li>• Making effective use of land</li> <li>• Achieving well-designed places</li> <li>• Meeting the challenge of climate change, flooding and coastal change</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 22 European protected sites - mitigation of recreational impacts from development Policy 23 Natural environment Policy 24 Historic environment Policy 26 Flood risk management and coastal change Policy 27 Transport and accessibility
<b>9. ENSURE A BALANCED RANGE OF QUALITY NEW HOUSING</b>						
POLICY H 1 Ensuring a Choice of Housing	++	++	++	The intention is to address the needs of young, families and elderly. This will lead to Increased social cohesion. More affordable and appropriately sized housing may lead to the gain and release of equity, entrepreneurial inward investment and reduction in land take for development.	<ul style="list-style-type: none"> <li>• Delivering a sufficient supply of homes</li> <li>• Making effective use of land</li> <li>• Building a strong, competitive economy</li> <li>•</li> </ul>	Policy 2a Key Targets Policy 5 Business and Tourism Policy 6 Housing mix Policy 12 Design Policy 13 Development standards
POLICY H 2	+	+	+	The creation of smaller living units close to the town centre services and established transport	<ul style="list-style-type: none"> <li>• Delivering a sufficient supply of homes</li> </ul>	Policy 2a Key Targets Policy 5 Business and Tourism

Policy	Promoting Sustainable Development				NPPF 2019	Cornwall Local Plan Strategic Policies
	Social	Econ	Environ	Commentary		
Conversions of Large Houses into Multiple Occupation				routes will support increased footfall and reduce car journeys helping reduce greenhouse gas emissions.	<ul style="list-style-type: none"> <li>• Making effective use of land</li> <li>• Building a strong, competitive economy</li> <li>• Conserving and enhancing the historic environment</li> </ul>	Policy 6 Housing mix Policy 12 Design Policy 13 Development standards Policy 27 Transport and accessibility Policy 22 European protected sites - mitigation of recreational impacts from development
POLICY H 3 Making Better Use of Land – Redevelopment, Renewal and Intensification	+	+	+	As above	<ul style="list-style-type: none"> <li>• As above</li> </ul>	As above
POLICY H 4 Making Better Use of Land – Suburban Villas Character Area	+	+	++	As above	<ul style="list-style-type: none"> <li>• As above</li> </ul>	As above
POLICY H 5 Extensions to Existing Dwellings	++	+	+	Good design brings broad benefits in terms of character, layout, movement, adaptability, inclusiveness, resilience, diversity, and ‘good neighbourliness’. It can make places more ‘liveable’, comfortable and well maintained and brings broad benefits in terms of mitigating any harmful effects of proposals.	<ul style="list-style-type: none"> <li>• Promoting Healthy and Safe Communities</li> <li>• Making effective use of land</li> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the historic environment</li> <li>•</li> </ul>	Policy 12 Design Policy 13 Development standards Policy 25 Green infrastructure Policy 27 Transport and accessibility Policy 22 European protected sites - mitigation of recreational impacts from development Policy 23 Natural environment
<b>10. PROTECT AND ENHANCE THE BUILT ENVIRONMENT</b>						
POLICY ENV 1 Design and Local Distinctiveness Within the Character Areas	+	++	++	Good design brings broad benefits in terms of character, layout, movement, adaptability, inclusiveness, resilience, diversity, ‘good neighbourliness’ and the protection, conservation and enhancement of designated and non-designated heritage assets on which Saltash's reputation relies.	<ul style="list-style-type: none"> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the historic environment</li> <li>• Building a strong, competitive economy</li> <li>•</li> </ul>	Policy 12 Design Policy 13 Development standards Policy 24 Historic environment

Policy	Promoting Sustainable Development			Commentary	NPPF 2019	Cornwall Local Plan Strategic Policies
	Social	Econ	Environ			
POLICY ENV 2 Design and Local Distinctiveness Outside the Historic Core	+	+	++	Good design brings broad benefits in terms of character, layout, movement, adaptability, inclusiveness, resilience, diversity, and 'good neighbourliness'.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> <li>Making effective use of land</li> <li>Achieving well-designed places</li> <li>Conserving and enhancing the historic environment</li> <li>Conserving and enhancing the natural environment</li> </ul>	Policy 12 Design Policy 13 Development standards Policy 24 Historic environment Policy 25 Green infrastructure Policy 27 Transport and accessibility
POLICY ENV 3 General Design Principles	++	+	+	Good design can bring broad benefits in terms of character, layout, movement, adaptability, inclusiveness, resilience, diversity, and 'good neighbourliness'. It can make places more 'liveable', comfortable and well maintained and brings broad benefits in terms of mitigating any harmful effects of proposals.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> <li>Making effective use of land</li> <li>Achieving well-designed places</li> <li>Conserving and enhancing the historic environment</li> <li></li> </ul>	Policy 6 Housing mix Policy 12 Design Policy 13 Development standards Policy 25 Green infrastructure Policy 27 Transport and accessibility Policy 22 European protected sites - mitigation of recreational impacts from development Policy 23 Natural environment
POLICY ENV 4 Local Listing of Non-Designated Heritage Assets	0	+	++	Notable local buildings and structures which are not listed Buildings can contribute to local historic environment and settings of designated assets.	<ul style="list-style-type: none"> <li>As above</li> </ul>	As above
POLICY ENV 5 Reuse of Saltash Station Building				The opportunity that has arisen for the Town Council to make a direct intervention and investment in the context off this policy offers the chance to enhance the sense and quality of place, pride in community, and business activity and attract additional rail users.	<ul style="list-style-type: none"> <li>Achieving well-designed places</li> <li>Conserving and enhancing the historic environment</li> <li>Building a strong, competitive economy</li> <li>Promoting sustainable transport</li> </ul>	Policy 12 Design Policy 13 Development standards Policy 24 Historic environment Policy 27 Transport and accessibility
POLICY ENV 6 Development in Conservation Areas	0	+	++	Good design can retain, protect, enhance or complement historic character of the townscape, landscape, buildings or features within historic environments.	<ul style="list-style-type: none"> <li>Achieving well-designed places</li> <li>Conserving and enhancing the historic environment</li> <li>Building a strong, competitive economy</li> <li></li> </ul>	Policy 12 Design Policy 13 Development standards Policy 24 Historic environment
POLICY ENV 7	0	+	++	As above	<ul style="list-style-type: none"> <li>As above</li> </ul>	As above

Policy	Promoting Sustainable Development				NPPF 2019	Cornwall Local Plan Strategic Policies
	Social	Econ	Environ	Commentary		
Development Within the Setting of Conservation Areas						
POLICY ENV 8 Views and Vistas	+	+	++	Policy will help mitigate negative impacts of development on character of Conservation Area and AONB	<ul style="list-style-type: none"> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the historic environment</li> <li>• Conserving and enhancing the historic environment</li> <li>•</li> </ul>	Policy 24 Historic environment Policy 25 Green infrastructure
<b>11. PROTECT AND ENHANCE THE NATURAL ENVIRONMENT</b>						
POLICY GRN 1 Biodiversity Protection and Gain	+	+	++	Policy addresses the impact of development on important character forming aspects of the local landscape, and in design terms the quality and sense of place. The policy also ensures that habitat and biodiversity are preserved/enhanced. These are part of the attractions of the area and its tourism 'offer'.	<ul style="list-style-type: none"> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Building a strong, competitive economy</li> </ul>	Policy 12 Design Policy 16 Health and wellbeing Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 5 Business and Tourism
POLICY GRN 2 – The Greening of Saltash: Woodlands, Trees, Cornish Hedges And Hedgerows	+	+	++	Policy addresses the impact of development on important character forming aspects of the local landscape, and in design terms the quality and sense of place. The policy also ensures that habitat and biodiversity are preserved/enhanced. These are part of the attractions of the area and its tourism 'offer'.	<ul style="list-style-type: none"> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Building a strong, competitive economy</li> </ul>	Policy 12 Design Policy 16 Health and wellbeing Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 5 Business and Tourism
POLICY GRN 3 Countryside Character Areas	+	+	++	The aim of the policy is not to prevent development but to ensure that in design the locally distinctive landscape and its features are integrated, generating sense of place and belonging	<ul style="list-style-type: none"> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> </ul>	Policy 12 Design Policy 16 Health and wellbeing Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure

Policy	Promoting Sustainable Development			Commentary	NPPF 2019	Cornwall Local Plan Strategic Policies
	Social	Econ	Environ			
POLICY GRN 4 Drainage and Flooding	++	++	++	<p>The aim is to reduce the community and business impacts of flooding by protecting Watercourse, floodplain and flood defenses, and ensuring there is no cumulative impacts of development on local flood storage capacity or flood flows</p> <p>Good drainage management in new development leads to a healthier living and working environment, and supports a healthy water quality, habitat and biodiversity, and can reduce business costs.</p>	<ul style="list-style-type: none"> <li>• Meeting the challenge of climate change, flooding and coastal change</li> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Building a strong, competitive economy</li> </ul>	<p>Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 23 Natural environment Policy 25 Green infrastructure Policy 26 Flood risk management and coastal change</p>
<b>12. MANAGE THE RURAL AREAS OF THE PARISH IN A SYMPATHETIC MANNER</b>						
POLICY RUR 2 Small Workshop Development in The Countryside	++	++	+	<p>Small scale workshops may allow improved sustainable business practices and aid economic development, and provide local employment for local people.</p>	<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Promoting Healthy and Safe Communities</li> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> </ul>	<p>Policy 5 Business and Tourism Policy 12 Design Policy 21 Best use of land and existing buildings</p>
POLICY RUR 2 Village Development Boundaries & Rural Housing Sites	++	+	++	<p>Policy RUR 2 sets settlement development boundaries with the intention of enabling controlled housing and employment growth, facilitating the operation of rural exceptions, preserving village life and the character of the Town and protecting the special landscapes of the Town and the identity of each settlement, the historically important pattern of development, and local people's sense of their villages as small attractive and tranquil placers to live.</p>	<ul style="list-style-type: none"> <li>• Delivering a sufficient supply of homes</li> <li>• Making effective use of land</li> <li>• Building a strong, competitive economy</li> <li>• Achieving well-designed places</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> </ul>	<p>Policy 2 Spatial strategy Policy 2a Key Targets Policy 3 Role and function of places Policy 5 Business and Tourism Policy 7 Housing in the countryside Policy 9 Rural Exception Schemes Policy 10 Managing viability Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing</p>

Policy	Promoting Sustainable Development				NPPF 2019	Cornwall Local Plan Strategic Policies
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				<p>This policy will support wider opportunities for home ownership, opportunities for local builders and includes criteria to help development sit with the AONB and WHS, Conservation Area, historic village cores, and the setting of heritage assets.</p> <p>The need for local affordable housing, in the forms of both social rented and ownership homes, should be delivered by this policy. Such sites are more likely to be delivered by local builders.,</p>	<ul style="list-style-type: none"> <li>•</li> </ul>	<p>Policy 21 Best use of land and existing buildings</p> <p>Policy 23 Natural environment</p> <p>Policy 24 Historic environment</p>
POLICY RUR 3 Land at Old Farm, Trematon	++	+	++	As above	<ul style="list-style-type: none"> <li>• As above</li> </ul>	As above
POLICY RUR 4 Land Opposite Pandrama, Trehan	++	+	++	As above	<ul style="list-style-type: none"> <li>• As above</li> </ul>	As above
POLICY RUR 5 Land at Former Allotment Gardens, Trehan	++	+	++	As above	<ul style="list-style-type: none"> <li>• As above</li> </ul>	As above
POLICY RUR 6 Agricultural Dwellings and Specialist Need	++	++	+	The policy will help to meet the needs of essential local workers, support recruitment of necessary local skills and help maintain business viability, in appropriate locations and designs.	<ul style="list-style-type: none"> <li>• Promoting Healthy and Safe Communities</li> <li>• Delivering a sufficient supply of homes</li> <li>• Building a strong, competitive economy</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> </ul>	<p>Policy 6 Housing mix</p> <p>Policy 7 Housing in the countryside</p> <p>Policy 12 Design</p> <p>Policy 13 Development standards</p> <p>Policy 23 Natural environment</p> <p>Policy 24 Historic environment</p>

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<b>13. MEET THE CHANGING DEMAND FOR HEALTH, EDUCATION, COMMUNITY &amp; EMERGENCY SERVICES AND FACILITIES</b>						
POLICY HWB 1 Education Provision	++	+	+	The housing growth forecast in the DPD may also create interest in private investment in education facilities in the form of academies and ‘free schools’ which should be facilitated to ensure it is well designed and located.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> <li>Promoting sustainable transport.</li> </ul>	Policy 4 Shopping, services and community facilities Policy 16 Health and wellbeing Policy 27 Transport and accessibility
POLICY HWB 2 Protection and Enhancement of Saltash Community Campus	++	+	+	Policy HWB 2 aims to help continue and enhance access to community and cultural activity and events supporting greater community cohesion and well-being. The availability of services locally will reduce the need to travel to facilities by car: Policy may also lead to community buildings that are more efficient with a reduced carbon footprint.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> <li>Promoting sustainable transport</li> <li>Achieving well-designed places</li> <li>Conserving and enhancing the natural environment</li> <li>Meeting the challenge of climate change, flooding and coastal change</li> </ul>	Policy 4 Shopping, services and community facilities Policy 16 Health and wellbeing Policy 23 Natural environment Policy 25 Green infrastructure Policy 27 Transport and accessibility
POLICY HWB 3 The Future of Health and Care Provision in Saltash	++	++	0	The rationalisation and regeneration of Saltash’s medical and health facilities to meet the future needs of the town and its adjoining communities is encouraged to support, improve and increase the facilities available.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> </ul>	Policy 4 Shopping, services and community facilities
POLICY HWB 4 Protection of Important Community Facilities	++	+	+	Policy HWB 4 aims to help continue and enhance access to community and cultural activity and events supporting greater community cohesion and well-being. The availability of services locally will reduce the need to travel to facilities by car: Policy may also lead to community buildings that are more efficient with a reduced carbon footprint.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> <li>Promoting sustainable transport</li> <li>Achieving well-designed places</li> <li>Conserving and enhancing the natural environment</li> <li>Meeting the challenge of climate change, flooding and coastal change</li> </ul>	Policy 4 Shopping, services and community facilities Policy 16 Health and wellbeing Policy 23 Natural environment Policy 25 Green infrastructure Policy 27 Transport and accessibility
<b>14. MEET THE GROWING DEMAND FOR ADDITIONAL SPORT, RECREATION AND LEISURE FACILITIES</b>						
POLICY LEI 1 Key Strategic Sports, Leisure	+++	+	++	Protection and enhancement of recreational spaces protects their social, environmental and economic value.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism

Policy	Promoting Sustainable Development				NPPF 2019	Cornwall Local Plan Strategic Policies
	Social	Econ	Environ	Commentary		
and Recreation Open Spaces					<ul style="list-style-type: none"> <li>Conserving and enhancing the natural environment</li> <li>Achieving well-designed places</li> </ul>	Policy 23 Natural environment Policy 25 Green infrastructure
POLICY LEI 2 Local Green Spaces	++	0	++	Protection of open spaces protects their social, environmental and economic value.	<ul style="list-style-type: none"> <li>Building a strong, competitive economy</li> <li>Promoting Healthy and Safe Communities</li> <li>Conserving and enhancing the natural environment</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 23 Natural environment Policy 25 Green infrastructure
POLICY LEI 3 Conservation, Enhancement and Creation of Local Green Spaces	++	0	++	As above	<ul style="list-style-type: none"> <li>As above</li> </ul>	As above
POLICY LEI 4 Dilapidated Play Spaces	++	0	++	As above	<ul style="list-style-type: none"> <li>As above</li> </ul>	As above
POLICY LEI 5 Allotments	++	+	++	Allotments provide recreational opportunities which support community health and mental well-being, local production and community enterprise development, can reduce the need to travel, and provide opportunities for organic gardening.	<ul style="list-style-type: none"> <li>Building a strong, competitive economy</li> <li>Making effective use of land</li> <li>Achieving well-designed places</li> <li>Promoting Healthy and Safe Communities</li> </ul>	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 23 Natural environment Policy 25 Green infrastructure
<b>15. IMPROVED AND SUSTAINABLE CONNECTIVITY</b>						
POLICY CON 1 The Green Boulevard	++	++	++	The route from Carkeel via Callington Road to Fore Street is the main link which connects the 'top' of Saltash, all the way to the Waterfront area. It also connects with all the other parts of the town. Enhancing this route with quality urban design, substantial tree planting and landscaping, improved surface treatments and	<ul style="list-style-type: none"> <li>Promoting sustainable transport</li> <li>Ensuring vitality of town centres</li> <li>Building a strong, competitive economy</li> </ul>	Policy 12 Design Policy 13 Development standards Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 27 Transport and accessibility



Policy	Promoting Sustainable Development			Commentary	NPPF 2019	Cornwall Local Plan Strategic Policies
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				rationalised signage to create a 'backbone street', forming one clear and cohesive route will help draw the community together, create a clear hierarchy between town and neighbourhood centres and interlink the outlying parts of the town more firmly	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> <li>Achieving well-designed places</li> </ul>	
POLICY CON 2 North Road/New Road Distribution Route	++	+	++	The route from the Latchbrook A38 junction along North Road to connect with bottom of Fore Street/Tamar Bridge will become more frequented following the development at Treledan, and the North Pill developments partly as a means of avoiding potential congestion at Carkeel. Traffic from other development sites may choose this route as well leading to congestion, road safety, noise and pollution issues. Careful assessment of further development is necessary to ensure that they are sustainable in these terms.	<ul style="list-style-type: none"> <li>Promoting sustainable transport</li> <li>Promoting Healthy and Safe Communities</li> <li>Achieving well-designed places</li> </ul>	As above
POLICY CON 3 Town Centre Transition Zones	++	++	++	Improving pedestrian priority, more accessible surfaces, introducing low emission vehicle charging points, cycling facilities etc can improve town centre viability and vitality, be more socially inclusive, reduce pollution, improve health and enhance setting of heritage assets	<ul style="list-style-type: none"> <li>Promoting sustainable transport</li> <li>Ensuring vitality of town centres</li> <li>Building a strong, competitive economy</li> <li>Promoting Healthy and Safe Communities</li> <li>Achieving well-designed places</li> <li>Meeting the challenge of climate change, flooding and coastal change</li> <li>Conserving and enhancing the natural environment</li> <li>Conserving and enhancing the historic environment</li> </ul>	Policy 5 Business and Tourism Policy 23 Natural environment Policy 24 Historic environment Policy 27 Transport and accessibility
POLICY CON 4	++	++	++	As above	<ul style="list-style-type: none"> <li>As above</li> </ul>	As above

Policy	Promoting Sustainable Development				NPPF 2019	Cornwall Local Plan Strategic Policies
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Burraton Cross Hub						
POLICY CON 5 Saltash Station	++	++	++	As above	<ul style="list-style-type: none"> <li>As above</li> </ul>	As above
POLICY CON 6 Carkeel Traffic Calming and Environmental Enhancement	++	++	++	As above	<ul style="list-style-type: none"> <li>As above</li> </ul>	As above
POLICY CON 7 Broadband	++	++	++	The intention here is to enhance communication links, reducing the needs to travel and associated environmental issues, improve business viability, reduce digital disadvantage, and enhance community cohesion, whilst avoiding harm to the landscape and village character.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> <li>Building a strong, competitive economy</li> <li>Conserving and enhancing the historic environment</li> <li>Conserving and enhancing the natural environment</li> </ul>	Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing
POLICY CON 8 Sustainable Transport Measures in New Developments	+	+	++	This policy intends to address the transport and connectivity need of the community in the most sustainable manner, improve road safety, give better access to facilities, thereby reducing congestion, harm to air quality and business costs reduced. Modal shift may lead to a reduction in greenhouse gas emissions, and improved health and wellbeing.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> <li>Achieving well-designed places</li> <li>Meeting the challenge of climate change, flooding and coastal change</li> <li>Conserving and enhancing the natural environment</li> <li>Conserving and enhancing the historic environment</li> </ul>	Policy 12 Design Policy 13 Development standards Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 27 Transport and accessibility
POLICY CON 9 Protection of Footpaths, Bridleways and Cycle Paths	++	+	++	Protection of footpath and bridleways and cycleways is vital to support sustainable transport and leisure, and to contribute to the green infrastructure network. The policy seeks to ensure disability access, for all forms of disability, and maintain a key tourism asset.	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> <li>Achieving well-designed places</li> <li>Meeting the challenge of climate change, flooding and coastal change</li> <li>Conserving and enhancing the natural environment</li> </ul>	Policy 12 Design Policy 13 Development standards Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 27 Transport and accessibility

Policy	Promoting Sustainable Development			NPPF 2019	Cornwall Local Plan Strategic Policies	
	Social	Econ	Environ			Commentary
					<ul style="list-style-type: none"> <li>Conserving and enhancing the historic environment</li> </ul>	
POLICY CON 10 Enhancing and Extending the Walking and Cycle Network	++	+	++	<p>Extending the footpath and cycleway network is vital to support sustainable transport and leisure, and to contribute to the green infrastructure network. The policy seeks to ensure disability access, for all forms of disability, and maintain a key tourism asset.</p>	<ul style="list-style-type: none"> <li>Promoting Healthy and Safe Communities</li> <li>Achieving well-designed places</li> <li>Meeting the challenge of climate change, flooding and coastal change</li> <li>Conserving and enhancing the natural environment</li> <li>Conserving and enhancing the historic environment</li> </ul>	<p>Policy 12 Design Policy 13 Development standards Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 27 Transport and accessibility</p>
<b>16. CLIMATE CHANGE</b>						
POLICY CC 1 Renewable Energy	+	+	++	<p>There are both local and wider community benefits from reduction in climate change causes and thereby its impacts. Some sustainable energy generation locally could benefit local business. The policy also protects AONB and WHS from inappropriate energy plant.</p>	<ul style="list-style-type: none"> <li>Meeting the challenge of climate change, flooding and coastal change</li> <li>Conserving and enhancing the natural environment</li> <li>Building a strong, competitive economy</li> <li>Conserving and enhancing the historic environment</li> </ul>	<p>Policy 5 Business and Tourism Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 14 Renewable and low carbon energy Policy 15 Safeguarding renewable energy</p>
POLICY CC 2 Local Energy Storage	++	++	+	<p>Although still an emerging form of development, local energy storage could have significant benefits, including reduced energy poverty, more off-grid systems and improved energy security, support for 'de-carbonised' development as proposed in Policy REN4. However it could have negative impacts on the appearance and setting of the countryside.</p>	<ul style="list-style-type: none"> <li>Meeting the challenge of climate change, flooding and coastal change</li> <li>Conserving and enhancing the natural environment</li> <li>Building a strong, competitive economy</li> <li>Conserving and enhancing the historic environment</li> </ul>	<p>Policy 5 Business and Tourism Policy 14 Renewable and low carbon energy Policy 15 Safeguarding renewable energy</p>
POLICY CC 3 Community Sustainable Energy	++	+	+	<p>This policy could bring about improved local incomes and/or cheaper energy bills and potentially the take up of electric vehicles. At the same time it serves to protect the AONB and WHS from inappropriate energy plant.</p>	<ul style="list-style-type: none"> <li>Meeting the challenge of climate change, flooding and coastal change</li> <li>Conserving and enhancing the natural environment</li> </ul>	<p>Policy 5 Business and Tourism Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure</p>

Policy	Promoting Sustainable Development				NPPF 2019	Cornwall Local Plan Strategic Policies
	Social	Econ	Environ	Commentary		
					<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Conserving and enhancing the historic environment</li> </ul>	Policy 14 Renewable and low carbon energy Policy 15 Safeguarding renewable energy
POLICY CC 4 Small Carbon Footprint Development	++	++	++	Through sustainable design a reduction in the causes of global warming can be achieved, along with reduced energy costs leading to additional local disposable income.	<ul style="list-style-type: none"> <li>• Meeting the challenge of climate change, flooding and coastal change</li> <li>• Conserving and enhancing the natural environment</li> <li>• Building a strong, competitive economy</li> <li>• Conserving and enhancing the historic environment</li> </ul>	Policy 5 Business and Tourism Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 14 Renewable and low carbon energy Policy 15 Safeguarding renewable energy
<b>DELIVERY PLAN</b>						
POLICY DP 1 Making It Happen – Community Priorities	++	++	++	Relates potential available funding to items within the NDP and supports their delivery.	<ul style="list-style-type: none"> <li>• All of relevance to Saltash</li> </ul>	All of relevance to Saltash

