

# **SALTASH NEIGHBOURHOOD DEVELOPMENT PLAN**

## **VILLAGE SETTLEMENT BOUNDARY & SITE APPRAISALS**



## VILLAGE SETTLEMENT BOUNDARY REVIEW

The village settlement boundaries, first established in the now superseded Caradon Local Plan, have been reviewed considering the following criteria:

- Reflect and respect the character and built form of the settlement.
- Follow clearly defined features such as field boundaries, roads, streams, walls, well-established fences, curtilage of properties (dwellings and other uses) physically linked to the built part of the settlement except for large gardens, separate curtilages to dwellings (eg allotments), or where it may significantly and inappropriately extend the built form of the settlement or encroach on an important 'green gap' between settlements.

Include:

- development permitted outside the boundaries since 2007, and existing commitments for built development on the edge of a settlement.
- built sites and small-scale amenity space on the edge of a settlement which contribute to the economic & social life of the settlement
- traditional rural buildings which have been converted to residential use, together with their residential curtilages.
- redundant agricultural or industrial buildings providing they are of a scale appropriate to the size and role of the settlement, and have no impact on important 'green gaps' between settlement, or views into and out of the settlement
- redundant modern agricultural buildings but only if the buildings have had a lawful use and have been redundant for at least 10 years.
- land which is outside of a settlement where at least two-thirds of the existing edge substantially encloses it with development, and where its edge is clearly defined by a physical feature that can act as a barrier to further growth (such as a road, Cornish hedge, or substantial hedgerow) and would not visually extend development into the open countryside.

Exclude:

- isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures detached from the main built area of settlements
- larger scale amenity land, such as parkland, kick-about areas, and club playing fields
- single depth development (ribbon development) along roads leading out of settlements unless physically well related to the settlement.
- working farms with modern agricultural buildings situated alongside a settlement boundary, should be outside.
- Land which is within a settlement boundary, but which performs a role as a green space that contributes to the character and/or provides recreational opportunities to the local community which should be identified as Green Spaces under Policy GRN3.

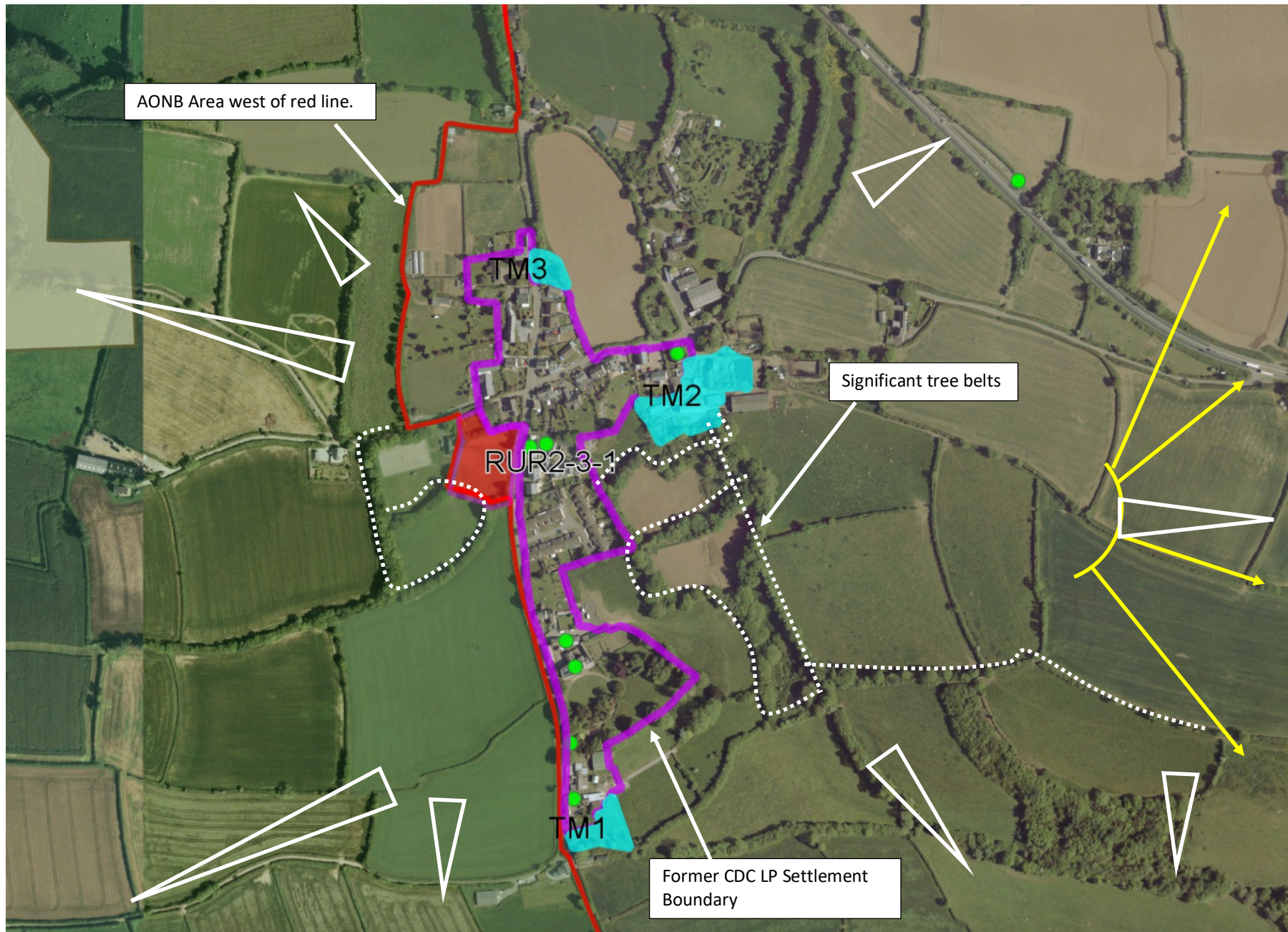
Identify:

Opportunities for small scale housing developments in accordance with NDP objectives in Section 12 of the NDP.

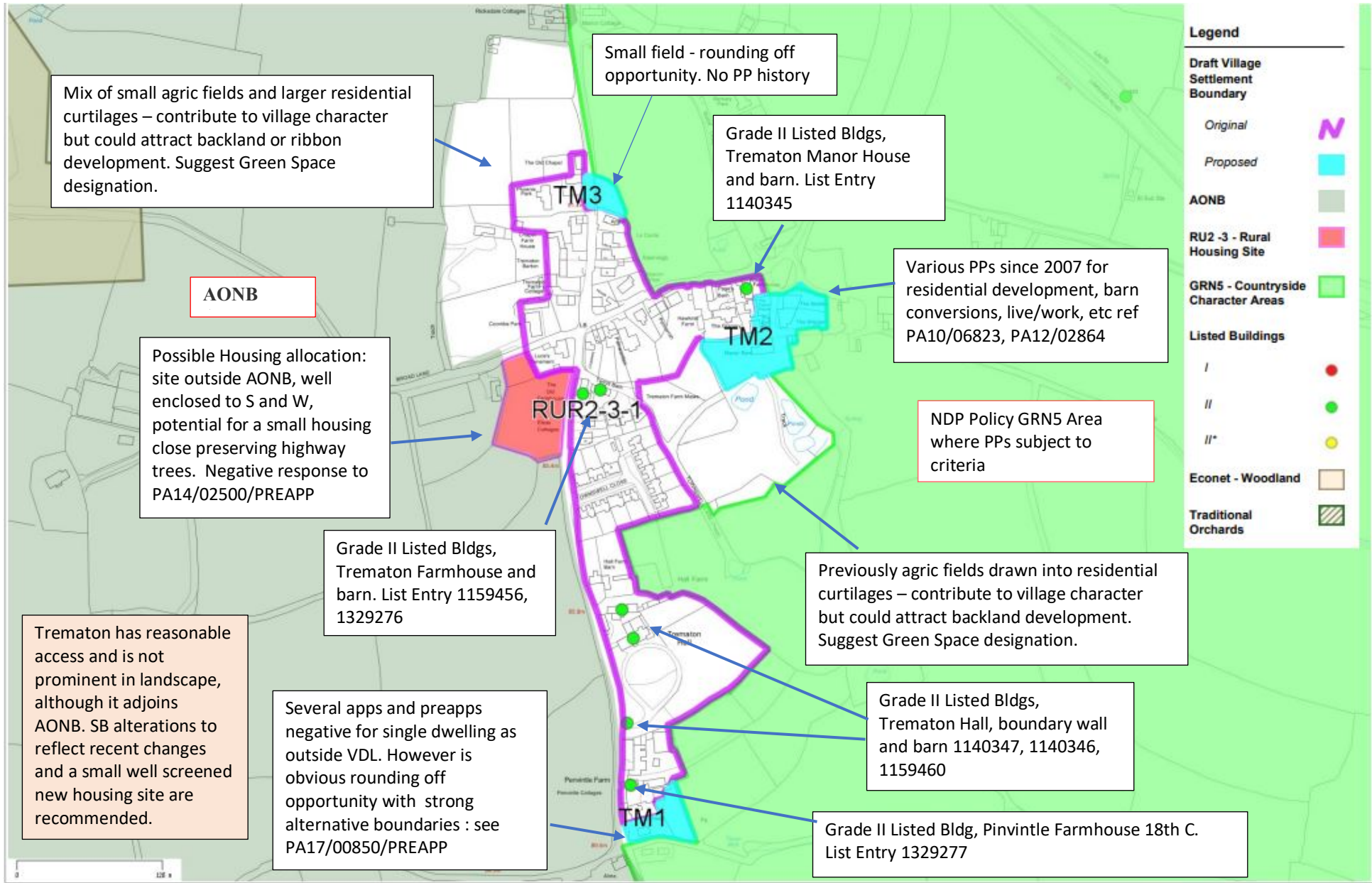
More detail on the approach are given in in Appendix 1.



# TREMATON VILLAGE SETTLEMENT BOUNDARY ASSESSMENT

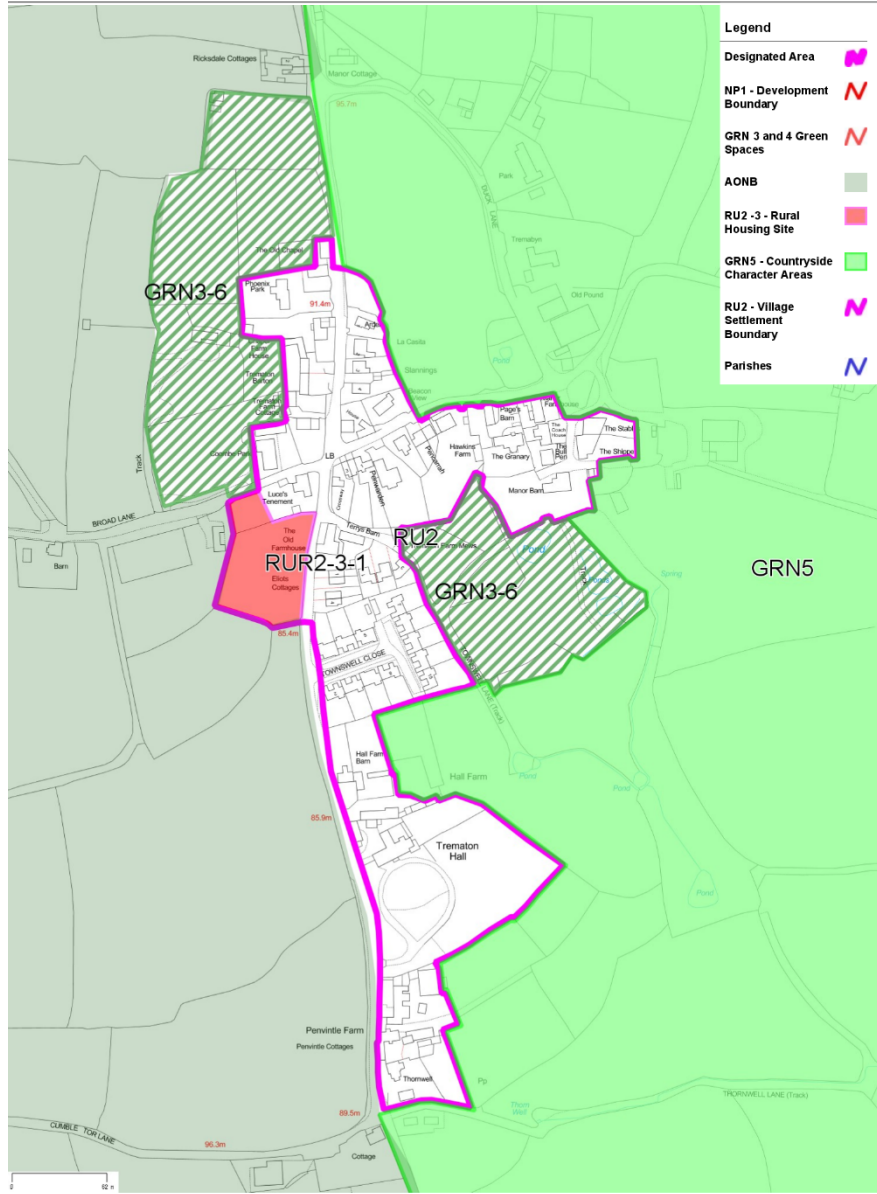








# PROPOSED SETTLEMENT BOUNDARY & ALLOCATION



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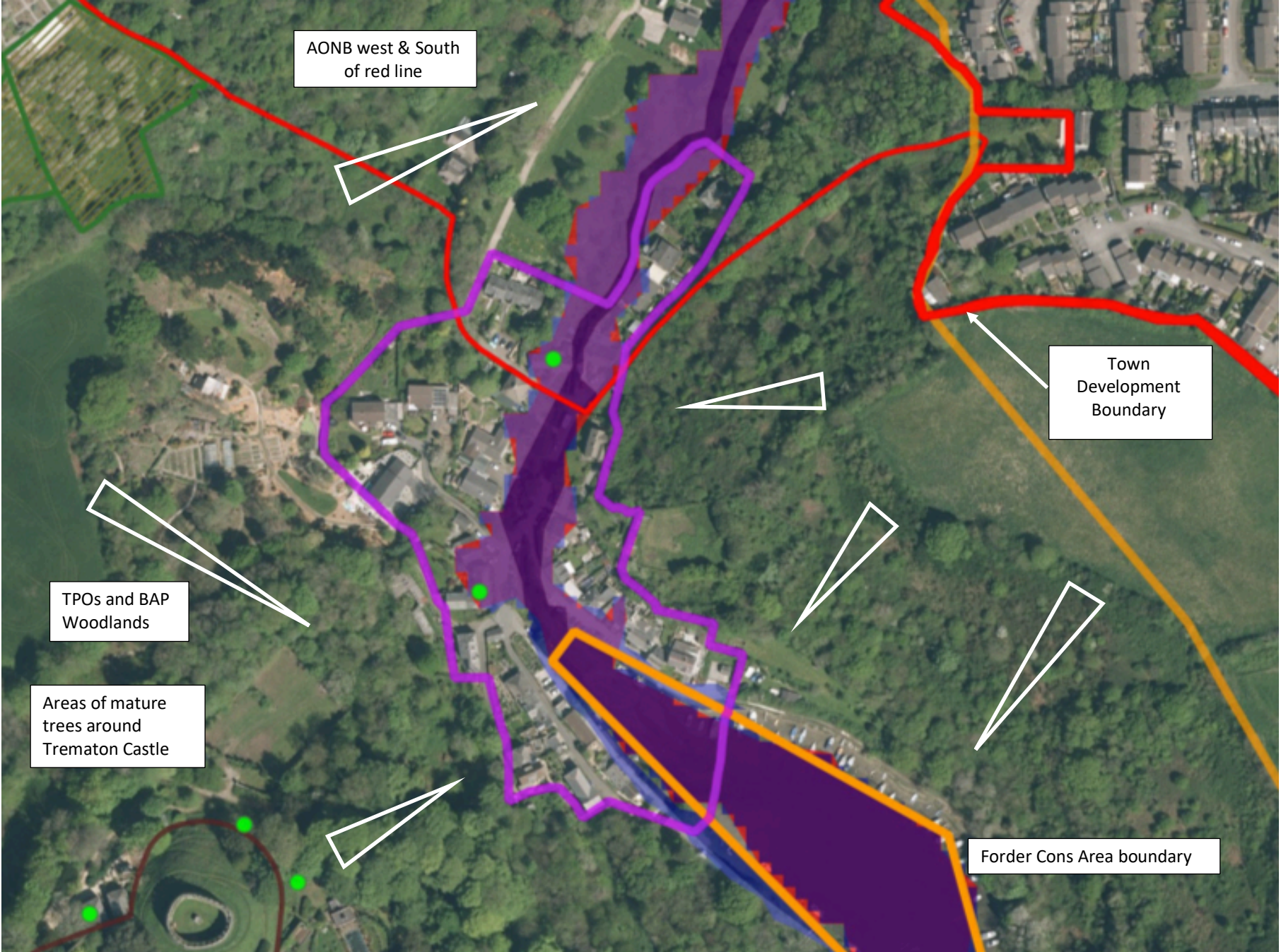
## TREMATON SITE APPRAISAL

Sustainability Appraisal for Site RUR2-3-1 - Trematon						
Sustainability Appraisal Criteria	Initial Site Testing	Short Term Impact	Medium Term Impact	Long Term Impact	Mitigation Measures Possible?	Notes
Climatic Factors					Yes	May increase greenhouse gas emissions through TTW journeys and servicing needs but reduce some social journeys by meeting local housing needs. Long term low emission vehicles introduced. Aspect allows layout with good solar gain.
Waste					Yes	Must increase some waste flows but recycling provision can be built in, including green composting.
Soil					No	Probably Grade 3b. Development must involve some land take.
Air					Yes	May add to air pollution initially but also reduce in future due to use of low emission vehicles
Water					N/A	No known local flooding issues, but is in Saltash Critical Drainage Area. See flooding assessment below
Biodiversity					Limited	Not likely to have direct impact on SAC/SPA, but providing access and footpaths could require removal of lengths of hedgerow depending on form of development. Incorporate biodiversity enhancements as per SNP GRN1
Landscape					Limited	Outside but adjoins AONB. Providing access and footpaths could require removal of some lengths of hedgerow depending on form of development. Hsg Close format could mitigate
Maritime	N/A	N/A	N/A	N/A	N/A	N/A
Historic Environment					Yes	Opposite listed building, currently rather crowded by trees. Development of appropriate design could reflect and complement the LB by improving setting.
Design					N/A	Good design at appropriate scale and density could incorporate sustainable building measures and make a positive contribution to character of village.
Social Inclusion					N/A	Small number of new dwellings could help meet local housing needs and support the vitality of the village.
Crime and anti-social behaviour					N/A	Well-designed development could provide additional day-time presence in village and by opening up view could increase security for existing dwellings.
Housing					N/A	Will provide general market, affordable, adaptable and decent housing.
Health, Sport and Recreation					N/A	Neutral
Economic Development					N/A	May provide work for local builders and support the economy by providing larger dwellings set in a pleasant setting, likely to be favoured by managerial staff
Education and Skills					N/A	Neutral
Transport and Accessibility					Yes	Would add to traffic flows, but also provide opportunity to improve local road width and visibility.
Energy					N/A	Sustainable building requirements would minimise energy use.

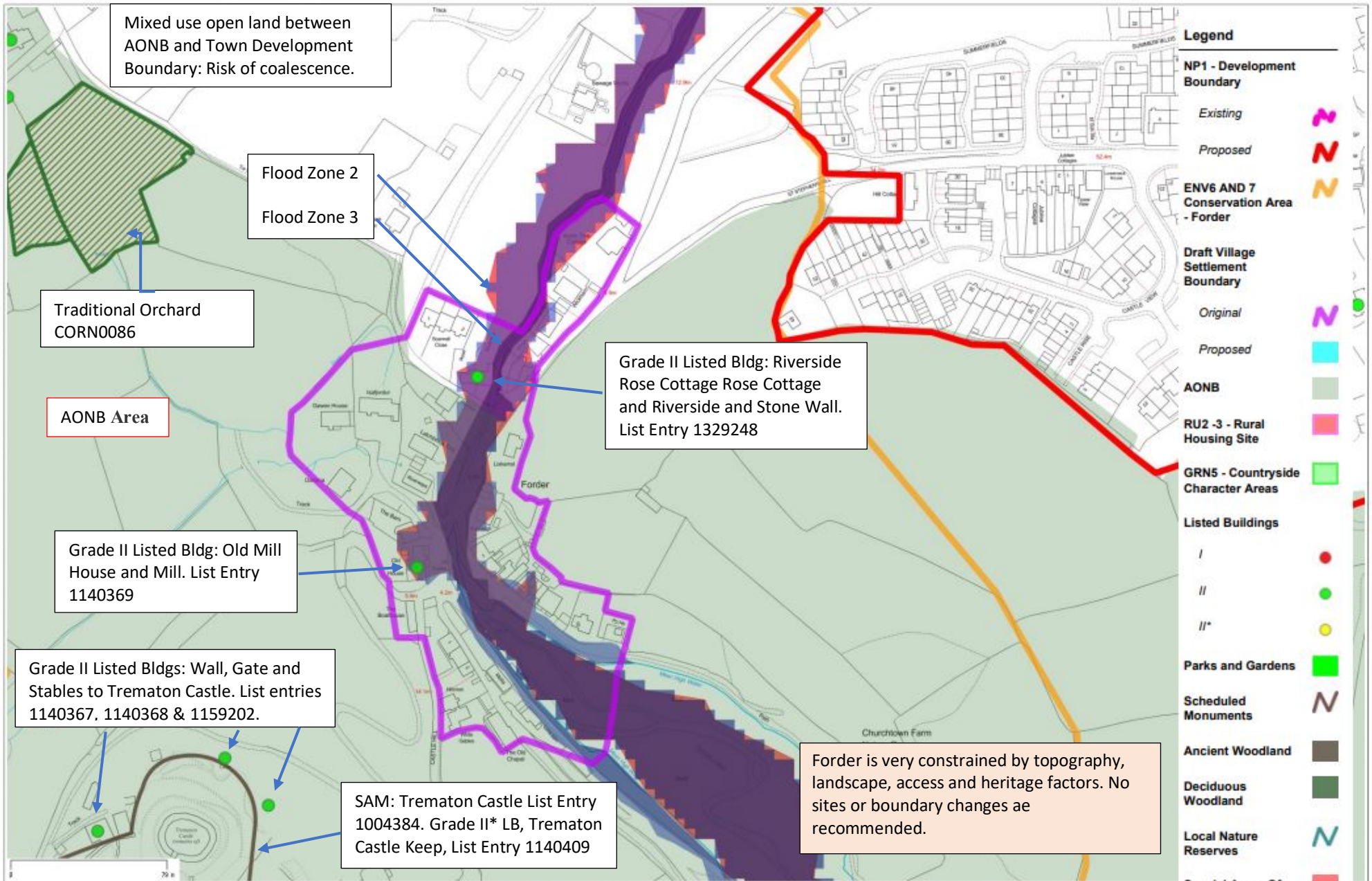




**FORDER VILLAGE SETTLEMENT BOUNDARY ASSESSMENT**



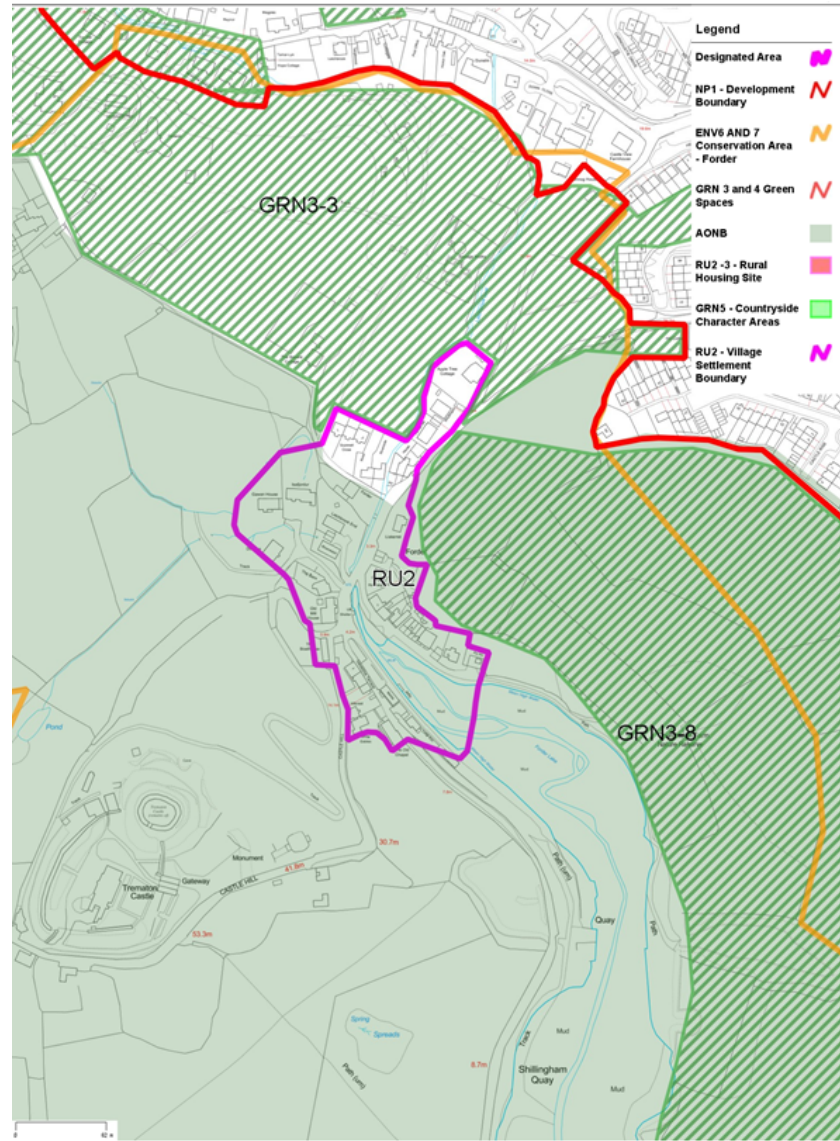




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# PROPOSED SETTLEMENT BOUNDARY

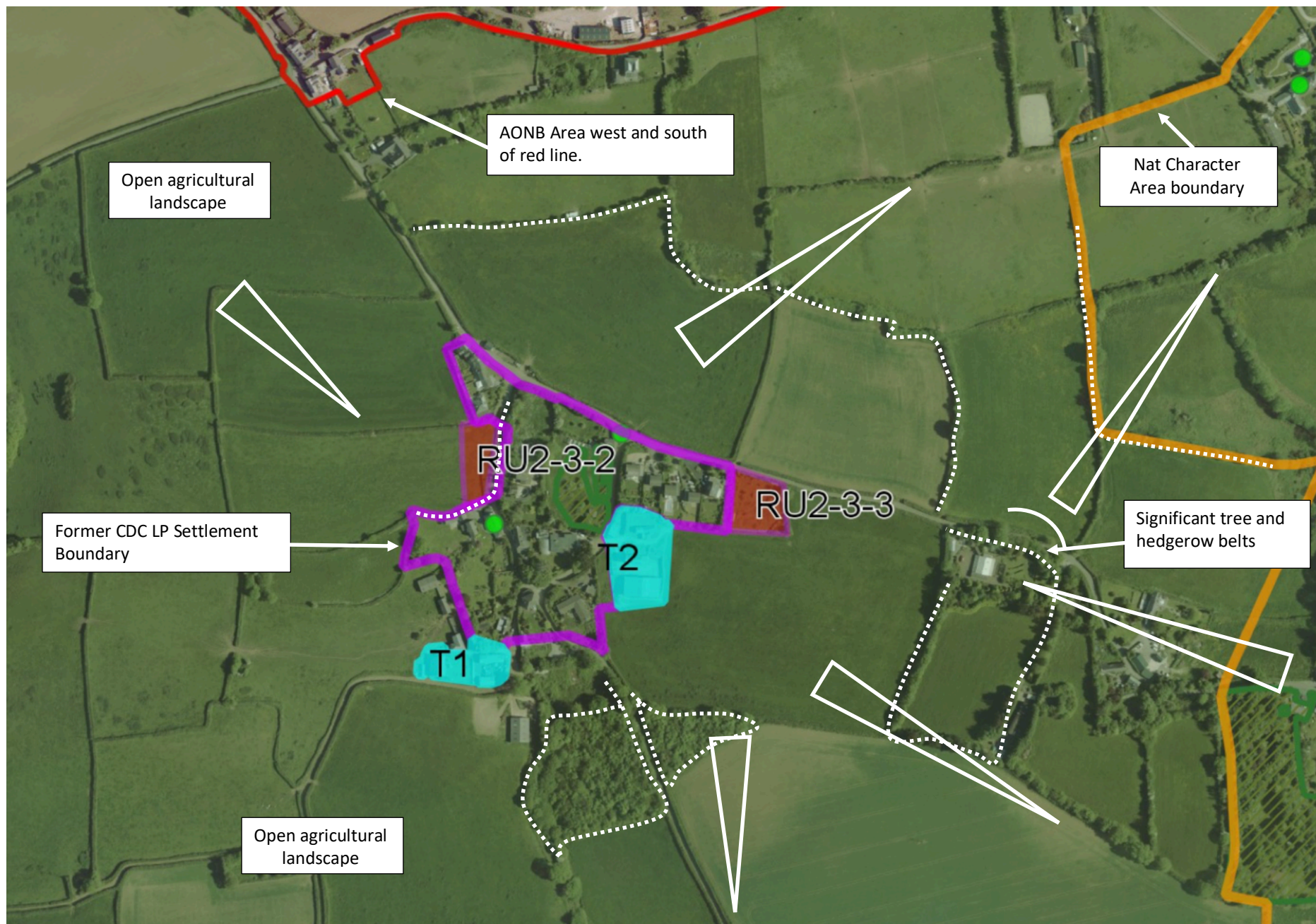


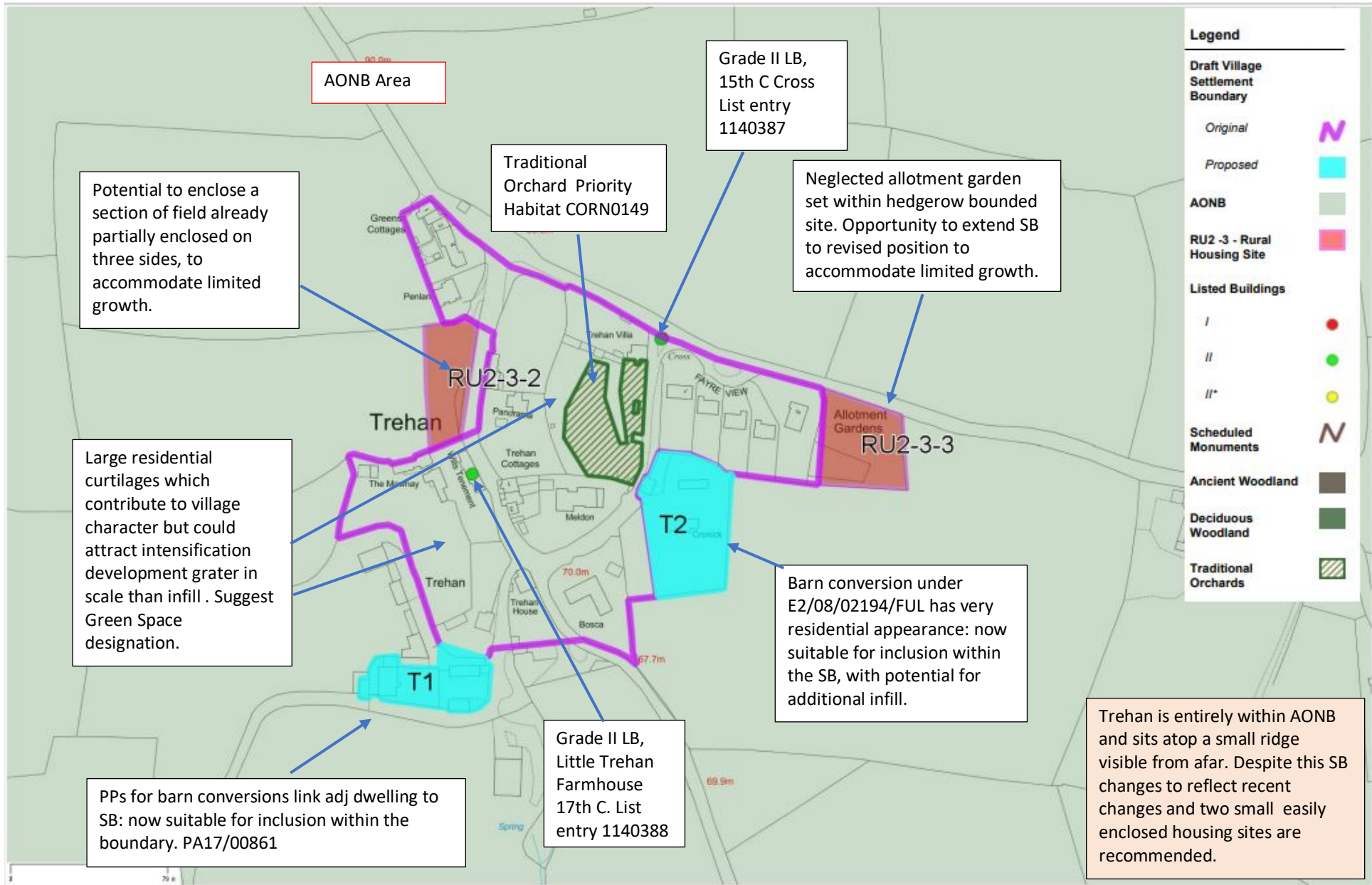
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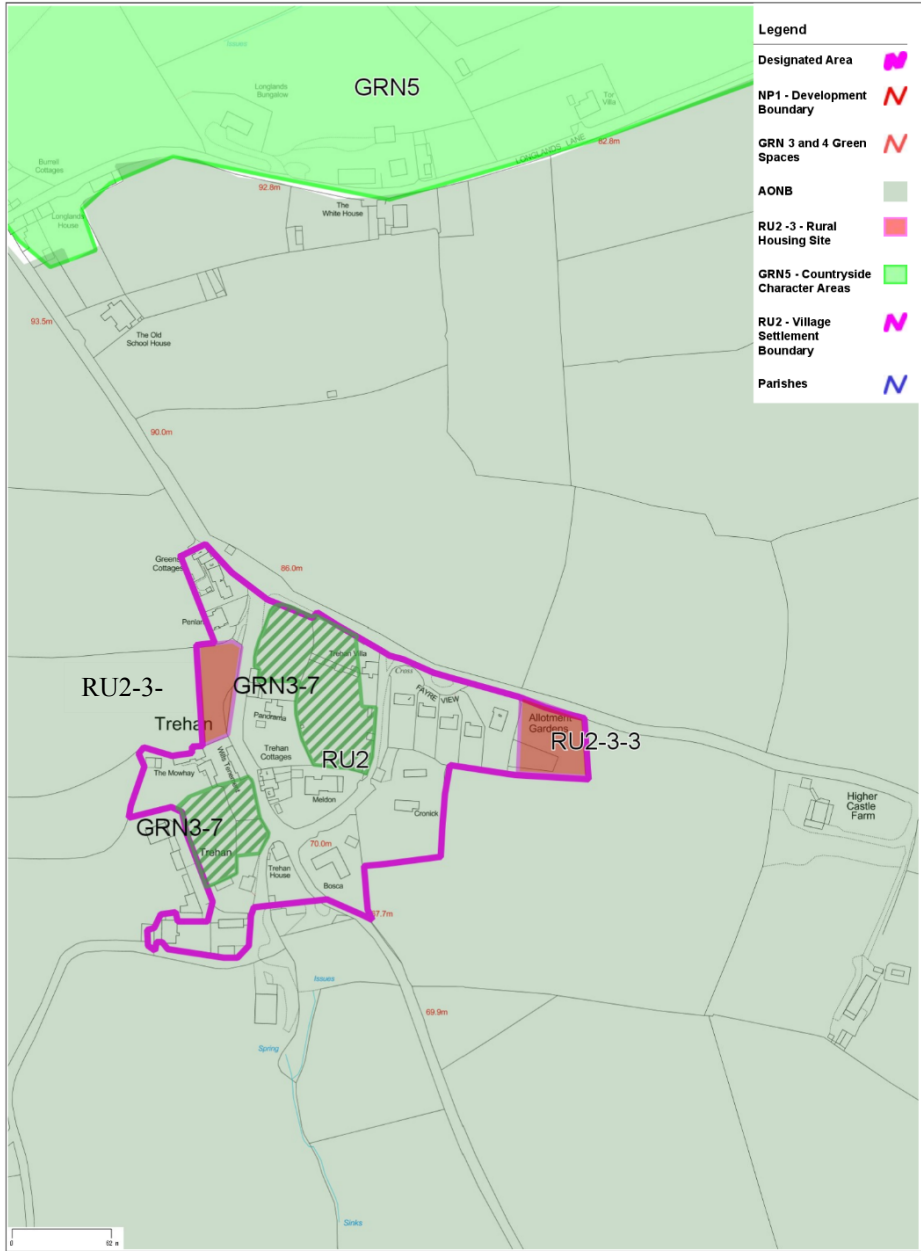
# TREHAN VILLAGE SETTLEMENT BOUNDARY ASSESSMENT







# PROPOSED SETTLEMENT BOUNDARY & ALLOCATIONS



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Sustainability Appraisal Template for Site RUR2-3-2 - Trehan						
Sustainability Appraisal Criteria	Initial Site Testing	Short Term Impact	Medium Term Impact	Long Term Impact	Mitigation Measures Possible?	Notes
Climatic Factors					Yes	May increase greenhouse gas emissions through TTW journeys and servicing needs but reduce some social journeys by meeting local housing needs. Long term low emission vehicles introduced. Aspect allows layout with reasonable solar gain.
Waste					Yes	Must increase some waste flows but recycling provision can be built in, including green composting.
Soil					No	Probably Grade 3b or worse. Must involve some land take.
Air					Yes	May add to air pollution initially but also reduce in future due to use of low emission vehicles
Water					N/A	Just outside Critical Drainage Area. No known flooding issues
Biodiversity					Limited	Not likely to have direct impact on SAC/SPA, but providing access and footpaths could require removal of lengths of hedgerow depending on form of development. Incorporate biodiversity enhancements as per SNP GRN1
Landscape					Yes	Entirely within AONB. Providing access and footpaths could require removal of lengths of hedgerow depending on form of development, but not open to long views, and w boundary could be densely planted.
Maritime	N/A	N/A	N/A	N/A	N/A	N/A
Historic Environment					Yes	Little Trehan Farmhouse, immediately to S across hedgerow, is a Grade II LB. Already impacted on by presence of transmission lines and substation on the site, the development may provide opportunity to remove these and improve LB setting.
Design					N/A	Good design at appropriate scale and density to village could incorporate sustainable building measures and make a positive contribution to character of village.
Social Inclusion					N/A	Small number of new dwellings could help meet local housing needs and support the vitality of the village.
Crime and anti-social behaviour					N/A	Well-designed development could provide additional day-time presence in village and by opening up view could increase security for existing dwellings.
Housing					N/A	Will provide general market, affordable, adaptable and decent housing.
Health, Sport and Recreation					N/A	Neutral
Economic Development					N/A	May provide work for local builders and support the economy by providing larger dwellings set in a pleasant setting, likely to be favoured by managerial staff
Education and Skills					N/A	Neutral
Transport and Accessibility					Yes	Would add to traffic flows, but also provide opportunity to improve local road width and visibility.
Energy					N/A	Sustainable building requirements would minimise energy use.



Sustainability Appraisal Template for Site RUR2-3-3 - Trehan						
Sustainability Appraisal Criteria	Initial Site Testing	Short Term Impact	Medium Term Impact	Long Term Impact	Mitigation Measures Possible?	Notes
Climatic Factors					Yes	May increase greenhouse gas emissions through TTW journeys and servicing needs but reduce some social journeys by meeting local housing needs. Long term low emission vehicles introduced.
Waste					Yes	Must increase some waste flows but recycling provision can be built in, including green composting.
Soil					No	Current/last use as nursery/allotment garden, Must involve some land take.
Air					Yes	May add to air pollution initially but also reduce in future due to use of low emission vehicles
Water					N/A	Just outside Critical Drainage Area. No known flooding issues
Biodiversity					Limited	Not likely to have direct impact on SAC/SPA, but providing access and footpaths could require removal of lengths of hedgerow depending on form of development. Incorporate biodiversity enhancements as per SNP GRN1
Landscape					Limited	Within AONB, and providing access and footpaths could require removal of lengths of hedgerow depending on form of development. However, careful management of roof heights will assist.
Maritime	N/A	N/A	N/A	N/A	N/A	N/A
Historic Environment					N/A	Nearest heritage features is 15 <sup>th</sup> C Cross 100M to west, not likely to be effected.
Design					N/A	Good design at appropriate scale and density to village could incorporate sustainable building measures and make a positive contribution to character of village.
Social Inclusion					N/A	Small number of new dwellings could help meet local housing needs and support the vitality of the village.
Crime and anti-social behaviour					N/A	Well-designed development could provide additional day-time presence in village and by opening up view could increase security for existing dwellings.
Housing					N/A	Will provide general market, affordable, adaptable and decent housing.
Health, Sport and Recreation					N/A	Neutral
Economic Development					N/A	May provide work for local builders and support the economy by providing larger dwellings set in a pleasant setting, likely to be favoured by managerial staff
Education and Skills					N/A	Neutral
Transport and Accessibility					Yes	Would add to traffic flows, but also provide opportunity to improve local road width and visibility.
Energy					N/A	Sustainable building requirements would minimise energy use.

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

## Heritage Assessment

<b>HERITAGE IMPACT ASSESSMENT KEY:</b>		
<b>Neutral / negligible</b>		Either no known heritage asset on, adjacent to or near site, or agreed assessments have been undertaken and have led to appropriate scoping of mitigation measures and master planning requirements.
<b>Minor impacts</b> <i>NPPF: Less than substantial harm to the heritage asset</i>		Heritage assets are known to be on and/or adjacent to the site, with potential for either minor negative impact on the significance of undesignated assets, or of less than substantial harm to the significance of designated assets <i>Potential mitigation required: assessment, master plan layout, densities &amp; design responding to HE issues; specific measures to preserve/enhance sites or assets.</i>
<b>Moderate impacts</b> <i>NPPF: potential for harm (in some cases substantial harm) to, or loss of the heritage asset; but capable of avoidance and/or</i>		Potential for harm (in some cases substantial) to heritage assets known to be on and/or adjacent to the site, but capable of moderating through mitigation (including avoidance, reduction and offset). <i>Potential mitigation required: detailed assessment, detailed site allocation policy, master plan layout, densities &amp; design (including design briefs and/or design codes etc.) responding to HE issues; specific measures to preserve/enhance sites or assets. May require amendment to proposed allocation area or inclusion of policy wording requiring mitigation.</i>  Demonstration of substantial public benefits of delivery of (parts of) the site may still be required in certain instances, if mitigation measures are not implemented or fully successful.



<i>mitigation; overall outcome would be less than substantial harm</i>		
<b>High impacts</b> <i>NPPF: Substantial harm to, or loss of the heritage asset; not likely to be resolved by mitigation</i>		Potential of substantial harm to or loss of important heritage assets known to be on or adjacent to the site, not likely to be resolved by mitigation. <i>Potential mitigation still required to bring sites forward: highest levels of assessment; detailed site allocation policy, master plan layout, densities &amp; design (including design briefs and/or design codes etc.) responding to HE issues; specific measures to preserve/enhance sites or assets. Such mitigation may prove insufficient to protect/enhance heritage assets. Development would require clear justification for the potential harm, demonstrating substantial public benefits that outweigh harm or loss.</i>
<b>Impacts previously assessed and managed</b>		Heritage assets known to be on or adjacent to the site and there is/may be the potential for serious impact, however previous assessments and agreed measures etc. are in place, which require continued monitoring and management

Site Reference	Onsite or Nearby Historic Environment Assets*	Setting and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
TM1	None on site. Grade II Listed Bldg, Pinvintle Farmhouse 18th C. List Entry 1329277 is 40M to N	Small picturesque group of farm buildings to south of Trematon Hall. C18, altered C19 and C20. The oldest part now appears to be the south end, 2 storeys rubble, partly rendered with slurried slate hipped roof. 1 window to south and 1 to east plus door. Setting is amongst mixed group of other farm buildings of basic appearance.	Proposed extension of SB separated from LB by recent new development. No significant impact expected unless any new dev is particularly bulky or tall.		Any development on the land released by this boundary adjustment to include basic heritage impact assessment in accordance with SNDP Policy ENV3 and CLP policies 12 and 24.
TM2	None on site. Grade II Listed Bldgs, Trematon Manor House and barn is within 5m to N.	The area involved is the former farmyard site of Trematon Manor Farmhouse.	Heritage impacts have already been taken into account in processing the planning applications for the barn conversions and new development approved since 2007.		Any further development on the land released by this boundary adjustment to include basic heritage impact assessment in accordance with SNDP Policies RUR2.2, ENV 2 & ENV3 and CLP policies 12 and 24.

Site Reference	Onsite or Nearby Historic Environment Assets*	Setting and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
TM3	None on site, nearest heritage assets are 100+M to S and SE.	N/A	N/A		N/A
T1	None on site, nearest heritage assets are 100M to N.	N/A	N/A		N/A
T2	None on site, nearest heritage assets are 60M to N.	N/A	N/A		N/A
RUR2-3-1	None on site. Nearest heritage assets are Trematon Farmhouse and Barn some 10M to E.	Listed buildings currently rather crowded by tree within allocated site, across narrow lane at frontage.	Removal of hedgerow trees on allocated site could open up the frontage of the LB to greater lighting and overlooking, but no significantly harmful impact anticipated. Indeed, development of appropriate design could reflect and complement the LB by improving setting.		Proposals should include basic heritage impact assessment and demonstrate how design will improve setting of LBs opposite, in accordance with SNDP Policies RUR2.2, ENV 2 & ENV3 and CLP policies 12 and 24.
RU2 -3 -2	None on site. Grade II LB, Little Trehan Farmhouse 17th C, lies immediately to S across hedgerow.	Setting is small scale, fronting directly on to narrow lane. It is unusual in being one of the very few thatched historic properties in SE Cornwall.	Little Trehan Farmhouse is already impacted on by presence of transmission lines and substation on the site. Development on the allocation site, which rises to the N, could overcrowd / overshadow LB.		Proposals should include basic heritage impact assessment and demonstrate how design will improve setting of LBs opposite, in accordance with SNDP Policies RUR2.2, ENV 2 & ENV3 and CLP policies 12 and 24. The development may provide opportunity to remove the electricity infrastructure that currently dominates the property and improve LB setting.
RU2 -3 -3	None on site. Nearest heritage asset is 15th C Cross 100M to west	N/A	N/A		N/A



# Habitat Regulations Screening

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



## Conservation Objectives for each Natura 2000 site in Zone of Influence

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

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

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

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

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

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



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

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

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

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



## Assessment of Potential Impacts and Likely Significant Effects

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

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
				<p>combination Designs will need to be approved by the Council and in place prior to development.</p> <p>Currently there is 'headroom' for small scale development within the existing STW.</p>	considered there will be no LSE from this boundary adjustment.		<p>financial contribution towards the delivery of the Tamar Estuaries Management Plan, managed by the Tamar Estuaries Consultative Forum to fund a range of mitigation measures across the SAC/SPA, and to be raised from developer contributions.</p> <p><b>NDP Policy GRN1 includes note</b> as given below. It is concluded that with the implementation of the mitigation proposed, there will be no LSE.</p>
TM2	As above.	As above.	As above.	As above.	As above.	As above.	As above.
TM3	As above.	As above.	As above.	As above.	As above.	As above.	As above.
T1	Part of the Tamar Estuaries Complex SPA (and Tamar Tavy SSSI) is located to the north-east of Trehan, where	As above.	Unlikely that LSE will arise as a result of noise / vibration or visual disturbance at a distance > 600 m	As above.	As above.	As above.	As above.



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

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



Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
							implementation of the mitigation proposed, there will be no LSE.
RU2 -3 -2	As per T1 above	As above	As per T1 above	As Above	As above	As Above	As above
RU2 -3 -3	As per T1 above	As above	As per T1 above	As above	As above	As Above	As above
Forder	No SB adjustment or allocation is proposed for Forder so no assessment required.						

Policy GRN1 Note: Saltash sits within the zone of influence of the Plymouth Sound & Estuaries Special Area of Conservation (SAC) and the Tamar Estuaries Complex Special Protection Area (SPA). As a result, development proposals within the town will be required to provide mitigation to address recreational impact upon the SAC and SPA. Further detail on the nature of the mitigation measures are set out in the European Sites Mitigation Strategy Supplementary Planning Document.

# Flooding Assessment

	TM1	TM2	TM3	T1	T2	RU2 -3-1	RU2 -3-2	RU2 -3-3
<b>Flood Zone 2</b>								
<b>Flood Zone 3a</b>								
<b>Flood Zone 3b</b>								
<b>Critical Drainage Areas</b>	The catchment area that drains to the Latchbrook Leat is steep and heavily urbanised with significant new development planned on greenfield land. There is a history of flooding within the communities of Burraton Coombe and Forder and to ensure flood risks are managed more onerous controls are required on surface water drainage from new development. Any development resulting from SB alteration or land allocation must include an agreed SUDS or alternative scheme in accordance with NDP Policy GRN6					See opposite		
<b>Shoreline Management Plan designation</b>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Flood Map for Surface Water</b>	Road S of TM1 prone to minor surface water flooding							
<b>Hydrology assessment of site's surface water issues</b>	n/a	n/a	n/a	n/a	n/a	Appears to be dry, well drained site.	Appears to be dry, well drained site.	Appears to be dry, well drained site.
<b><u>Consideration of alternative sites</u></b>	Not appropriate as involves SB alteration in response to change.					Sites are the most sustainable locations in vicinity.		
<b><u>Sequential test passed?</u></b>	Not appropriate as involves SB alteration in response to change.					Yes	Yes	Yes
<b><u>Exception Test required?</u></b>	Not Required.					Not Req.	Not Req.	Not Req.





# SALTASH SETTLEMENT BOUNDARY APPROACH – BACKGROUND NOTE

## Introduction

**This report sets out the rationale guiding the review and drawing up of a development boundary within the Neighbourhood Development Plan**

## Definitions

The terms ‘development boundary’, ‘development limit’, ‘red line’ and ‘edge of town’ and ‘settlement boundary’ tend to be used loosely and cause confusion. Therefore, the phrase ‘*development boundary*’ has been adopted to describe the line which defines the separation of town and countryside and beyond which more restrictive countryside planning policies apply.

## Background

### ***National Planning Policy Framework***

The parts of the NPPF that have a general relevance to setting boundaries around different land uses within plans are as follows:

Para 157. Plans should:

- ‘indicate broad locations for strategic development on a key diagram and land use designations on a proposals map.’
- ‘allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate’
- ‘identify areas where it may be necessary to limit freedom to change the use of buildings, and support such restrictions with a clear explanation.’
- ‘identify land where development would be inappropriate, for instance because of its environmental or historic significance....’

Para 17 on core planning principles:

- ‘take account of the different roles and character of different areas, promoting the vitality of our main urban areas...’ which is generally taken as requiring the differentiation of areas for different uses such as settlements and the Open Countryside.
- ‘actively manage patterns of growth to make fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable...’ which can be interpreted as encouraging the focusing of development into settlements as they are the most sustainable places.

‘Building a strong competitive economy’, Para 21:

- ‘Set criteria, or identify strategic sites, for local and inward investment to meet anticipated needs over the plan period’ which emphasises the need to consider the inclusion of employment land allocations within settlements, which potentially may influence the setting of settlement boundaries.

‘Supporting a prosperous rural economy’ Para 28:

- ‘support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include

supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres', which can be interpreted as potentially including some of the area's defined settlements and could therefore affect their settlement boundaries.

### ***National Planning Practice Guidance***

Local Plans Chapter, Para 002:

- Planning authorities should set out 'broad locations and specific allocations of land for different purposes; through designations showing areas where particular opportunities and considerations apply.... A policies map must illustrate geographically the application of policies in a development plan.'

Para 010:

- 'Where sites are proposed for allocation, sufficient detail should be to provide clarity to developers, local communities and other interests about the nature and scale of developing (addressing the 'what, where, when and how' questions.' This emphasises the need for allocations to be explicitly shown and that may involve the definition of new settlement boundaries.

In summary, national policy and guidance seeks to direct most development to settlements where it can achieve the best levels of sustainability, requires the differentiation of areas for different uses such as settlements and the open countryside, and requires that development allocations should be shown on a policies map. Logically therefore settlement boundaries should be drawn to accommodate new development where it is proposed.

### ***Cornwall Local Plan***

Relevant parts of the CLP include:

'The role and function of places' Chapter:

Policy 3 says that the Cornwall Site Allocations DPD or Neighbourhood Plans will manage the delivery of housing, community, cultural, leisure, retail, utility and employment provision. Saltash is one of the locations listed.

Para 1.52 'Our towns and villages are central to our strategy. It is their role and function, not simply their size, that should determine the appropriate level of development to be planned for'.

Para 1.53 says that 'In order to maintain and enhance these places the Plan takes an approach to growth that encourages jobs and homes, where they best deliver our strategic priorities and allows for more organic development where it supports or enables the provision of appropriate services and facilities locally'. This includes the single use of the phrase 'organic development' in the document, and it is no further elucidated. We can assume that the phrase encompasses an 'adaptive planning' approach, where Town Planning facilitates and shapes natural growth so that it is sustainable, rather than meaning the adoption of an unplanned approach, and that therefore the use of development boundaries remains legitimate within the CLP strategy.

Para 1.60 of the Local Plan says that the housing apportionments in Table 1 set out the level of growth expected in the Community Network Area or town (ie Saltash), noting that some of this housing will already have been built since 2010 and other sites will also have obtained planning permission but not yet have been built (commitments).

Para 1.61 and 1.62 say that in assessing how the remainder of the housing apportionment is to be met, the deliverability of those sites with planning permission during the Plan period and an allowance for windfall development that is likely to come forward during the Plan period: the residual is the level of growth that will need to be provided by allocations in either the Site Allocations Development Plan Document or Neighbourhood Plans.

Para 1.64 ...' Development should be of a scale and nature appropriate to the character, role and needs of the local community'.

Para 1.65 ...' 'infilling' is defined as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside'.

Para 1.66 Large gaps in frontages, (i.e. bigger than one or two dwellings between buildings or groups of buildings) 'can often provide the setting for the settlement, or add to the character of the area. Proposals should consider the significance or importance that larger gaps can make to settlements and ensure that this would not be significantly diminished'.

Para 1.67 Large gaps between the urban edge of a settlement and other isolated dwellings beyond the edge of the settlement 'are not appropriate locations for infill development'....

Although Para 1.68 is about smaller villages and hamlets, it has some useful definitions that may help in setting a development boundary....

- Rounding off: This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.
- Previously developed land: In principle, the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.
- Rural Exception sites: These are affordable housing led developments adjoining, or physically well related to, the built form of existing settlements, (they allow for a proportion of market housing where it is required to support delivery of the affordable element). The definition of these sites is set out in Policy 9 of the Local Plan.

Para 2.32 is also relevant. In the context of rural settlements, but not specifically excluding places such as Saltash, it says that Neighbourhood Plans may, if they feel it appropriate, can look to identify specific settlement boundaries consistent with this approach.

Para 2.33 says that open countryside is defined as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape). The Plan seeks to ensure that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development

Policy 9: Rural Exceptions Sites: Development proposals on sites outside of but adjacent to the existing built up area of *smaller towns*, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.

In summary, the Cornwall Local Plan says that the Neighbourhood Plan must plan to meet the residual growth requirements of the apportionments set out in it, and that the use of Development Boundaries is permissible. It gives some definition to the terminology which must be reflected in the setting of



settlement boundaries. If a development boundary is to be used as a planning tool, it must allow for the necessary residual development to meet growth needs, as required by the Cornwall Local Plan.

## **Benefits/Dis-Benefits of Development Boundaries**

### ***Benefits***

- Gives positive direction, seen as a clear act of planning by community
- Provides clarity to all – is easily understood
- Defines area that to which divergent policies may apply
- Can explicitly include new growth
- Facilitates sequential approach to identification of most sustainable development sites
- Facilitates policies to encourage development of previously developed land in preference to green fields
- Can also help protect most sensitive landscape areas and prevent coalescence of settlements

### ***Disbenefits***

- Reduced flexibility to respond to change
- Can create a divisive 'rallying point' for different interests
- Restricts 'organic' change

In summary, on balance, the use of development boundaries is a useful planning tool that gives clarity and supports other planning policies.

## **Community Engagement**

There were strong views about further greenfield development, with people wanting to see previously developed land brought forward in preference. The use of a development boundary may provide some reassurance to those concerned and help rebuild the credibility of Planning locally.

## **Criteria for definition of the Development Boundary.**

Taking into account the forgoing analysis, the following criteria are recommended to determine the boundaries of the settlements.

### ***1. General Rules***

The over-ruling consideration must be to reflect and respect the character and built form of the settlement.

2007 Caradon Local Plan settlement boundary, which followed logical boundaries as at 2007, and was well established and respected, should be the starting point.

Follow clearly defined features such as field boundaries, roads, streams, walls, well-established fences, curtilage of properties (dwellings and other uses) physically linked to the built part of the settlement except for large gardens, separate curtilages to dwellings (eg allotments),

### ***2. Bringing the 2007 Boundary Up to Date***

Review the Boundary to include development since 2007 and deal with any inconsistencies. In most cases the issues are obvious, but the following will assist:

Include:

- development permitted outside the boundaries since 2007 which now forms a coherent and integral part of the town (residential, employment and other built uses);

- any existing commitments for built development on the edge of the 2007 boundary: these could reasonably include both permissions and application sites where there has been a decision to grant PP subject to completion of a S106 and other agreements, but otherwise undecided applications should not be included at this stage;
- traditional rural buildings which have been converted to residential use, together with their residential curtilages providing they do not project substantially into the countryside;
- redundant traditional agricultural buildings with potential for conversion;
- redundant modern agricultural buildings but only if the buildings have had a lawful use and have been redundant for at least 10 years;
- land which is outside of the settlement but where at least two-thirds of the existing edge now substantially encloses it with development, and where its edge is clearly defined by a physical feature that can act as a barrier to further growth (such as a road, Cornish hedge, or substantial hedgerow) and would not visually extend development into the open countryside;

Exclude:

- isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures detached from the main built area;
- larger scale amenity land, such as parkland, kick-about areas, and club playing fields;
- single depth development (ribbon development) along roads leading out of the town unless physically well related to it;
- working farms with modern agricultural buildings situated alongside the existing boundary.

### **3. Accommodating New Growth**

Having 'brought up to date' the 2007 boundary, the next step is to identify new growth area that may need to accommodate the residual housing need.

Reference should be made to the Town Framework Urban Extension Assessment 2012 referred to in the evidence base, and the best scoring sites identified in that work included within the development boundary.

### **4. Carkeel**

Note that the built-up area of Saltash, taking into account the Broadmoor Farm and Eales Farm planning permissions which was granted since 2007, now extends well beyond the Town's administrative area right up to the former Carkeel Village Development Limit. Therefore, logically the Saltash and Carkeel areas should now be merged into one area enclosed by a single Development Boundary.

## **Conclusions**

The creation of a Development Boundary is a legitimate, justified and 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.