

SALTASH NEIGHBOURHOOD DEVELOPMENT PLAN

CONSULTATION DRAFT

JUNE 2019

Saltash Town Council
Neighbourhood Development Plan
Steering Group



SUMMARY LEAFLET

WHAT IS A NEIGHBOURHOOD DEVELOPMENT PLAN?

A Neighbourhood Development Plan is made under the Localism Act 2011, which gives communities the right to make a Plan on how their town develops – the way that land is used for housing, business, shops and leisure. It can also protect green spaces and heritage, and influence the design of new buildings. The Plan must comply with national policies, the Cornwall Local Plan, and must follow a formal procedure to be adopted.

HOW WAS THE NEIGHBOURHOOD PLAN CREATED?

The Saltash Neighbourhood Plan has been written by many volunteers from the community, local organisations and Town Council who want to see our town develop to be environmentally, economically and socially sustainable.

In late 2014 a Steering Group was set up to manage the production of the Neighbourhood Plan. Working Groups collected and analysed evidence, including a major survey of local opinion taken in 2015. They made recommendations on how the challenges facing Saltash can be tackled. Based on this, the Steering Group have now prepared the Consultation Draft of the Neighbourhood Plan.

This leaflet is a summary of what is proposed in the draft Plan. It explains how you can find out more, and take part in shaping and approving the final document that will be submitted to Saltash's residents to approve in a local referendum.

WHAT ARE THE KEY MESSAGES FROM THE EVIDENCE?

The Neighbourhood Plan Community Survey carried out in Summer 2015 created an enormous amount of interest. There were 1438 responses (about 20% of Households), 48 responses to the youth survey and 41 responses to business surveys. You told us that:

Saltash should be a safe, friendly, attractive riverside location, that is prosperous, tranquil, green and eco-friendly.

You said that the Neighbourhood Development Plan should:

- *Protect and improve green spaces, create better linkages around the town by foot, cycle, road and rail, and strengthen our existing neighbourhoods.*
- *Protect the character of Saltash.*
- *Help businesses grow and create better jobs*
- *Ensure new housing has a mix of types that meets community needs.*
- *Build on the existing good sense of community in Saltash.*
- *Help provide better local leisure sports, play and entertainment facilities*
- *Help create variety and better quality shops in Fore Street*
- *Improve the 'evening economy' of Saltash town centre, through better community safety, more restaurants and cafes, more events, and good links down to the waterfront.*
- *Support environmental improvements on the waterfront, at the Station and Carkeel roundabout*

The Neighbourhood Plan Team and its Working Groups reviewed a wide range of other evidence such as these facts:

- *The town is heavily influenced by the closeness and dominance of Plymouth.*
- *There's an imbalance in the number of jobs and level of housing locally.*
- *The town's retail provision doesn't match to it being the largest town in SE Cornwall.*
- *The town's retail core needs to be protected and enhanced.*
- *We have to respect the Tamar estuary for its beauty and biodiversity.*
- *More affordable housing is needed, as well as meeting strong market demand.*
- *Saltash's potential as a tourism destination should be developed.*
- *The town's attractive character should be conserved and enhanced.*
- *Substantial transport and access improvements are needed.*

THE VISION FOR SALTASH TO 2030 AND BEYOND

Taking all these issues into account, the vision for Saltash that has been adopted 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, and an excellent quality of life and lifestyle for all ages.**



Photo: Saltash Neighbourhood Development Plan Visioning Session

WHAT DOES THE PLAN INCLUDE?

To deliver the vision for Saltash the Plan has 11 objectives. The evidence for each, and what the Plan does to tackle the issues, is summarised below....

Note: Letters in square brackets are the Policy references in the main document. Eg [H1]

Objective 1: Secure a diverse and prosperous Local Economy

The LOCAL ECONOMY evidence was that we should plan to....

- Secure a diverse and prosperous Local Economy.
- Help to ensure that the new Broadmoor (Treledan) Business Park helps to provide jobs for local people.
- Support modernisation of older business sites,
- Help home businesses to grow.
- Help roll-out high speed communications for businesses.

How we responded...

- Policy that the Broadmoor Business Park must be well connected to residential areas [EM1].
- Encourage enhancement of existing business parks [EM2].
- Ensure that business sites have good access, parking and circulation [EM3].
- Allow home business to expand if no harm to nearby residents and countryside [EM4].
- Support superfast communications in business developments [EM5].

Objective 2: Regenerate the Town Centre

The evidence on THE TOWN CENTRE was that we should plan to.....

- Focus new retail development on the town centre.
- Draw visitors from Carkeel to the town centre.
- Protect the core of shops, whilst expanding the range of uses in the town centre.
- Support the town centre's leisure role in the evening.

How we responded...

- Policy to restrict any further shopping at Carkeel [TC1].
- Propose a 'Green Boulevard' linking to town centre [TC1 & CON1].
- Policy to keep/grow the town centre for shopping/social activity [TC2].
- Promotion of more active uses of upper floors [TC3].
- Aim to prevent loss of employment floorspace [TC4].

Objective 3: Create & Support Sustainable Neighbourhoods

The evidence on NEIGHBOURHOODS was that we should plan to...

- Support provision of new neighbourhood social, recreational, cultural and shopping facilities and services.
- Encourage social interaction, inclusivity and community safety.
- Support community spirit and 'sense of belonging'.

How we responded...

- Set out the key aspects of liveable, enduring, human scale neighbourhoods [FIG 9].
- Support the development of a Neighbourhood Centre at Broadmoor (Treledan)[SN1].
- Support for new or refurbished neighbourhood shops and facilities that are attractive, accessible, safe, and practical [SN2].



Objective 4: Revitalise the Waterfront

The evidence on **SALTASH WATERFRONT** was that we should plan to...

- Support development which improves the appearance of the area.
- support the Saltash Coastal Community Team Economic Plan.
- Set careful rules for Waterfront development so it respects heritage, river biodiversity and the interest of local residents.

How we responded...

- Policy supporting Waterfront schemes if they.
 - * draw out and preserve inherent heritage value of the area.
 - * Respect scale and character.
 - * Improve access from town centre.
 - * Manage environmental impacts.
 - * Improve street furniture, signage etc
 - * Restrict impact on Tamar biodiversity.
 - * Do not worsen flooding [WF1].

Objective 5: Ensure a Balanced Range of Quality New Housing

The evidence on **HOUSING** was that we should plan to...

- Anticipate the possibility that Broadmoor (Treledan) urban extension is delayed.
- Ensure new housing is in a mix of types that meets the profile of community needs (ie affordable, smaller, family, elderly).
- Take into account that Saltash is surrounded by high quality landscape and biodiversity so there are few future opportunities for growth.

How we responded...

- Set careful rules for any new housing developments that are needed if Broadmoor (Treledan) is delayed [H1].
- Included a policy to support a mix of dwellings including larger family and homes', bungalows, live/work units, and small dwellings for young and elderly [H2].
- Support sensitive conversions of larger dwellings into flats [H3].
- Require redevelopment to be at highest appropriate density to conserve land [H4 & H5].
- Support households to meet their need for a new or larger house by extending the home they occupy [H6].

Large scale maps showing the areas to which Saltash NDP Policies apply are available on the website:
www.plan4saltash.co.uk

Objective 6: Protect and Enhance the Built Environment

The evidence on **BUILT ENVIRONMENT** was that we should plan to...

- Ensure that new development respects the factors that make Saltash a special place.
- Look for a better quality of design and layout.
- Identify and offer some protection to notable local buildings that aren't already Listed.
- Support the regeneration of the Station building.
- Take account of views of and from the town's special setting.

How we responded...

- Sets out the main aspects of good design [FIG 14].
- Identified 5 distinct 'character areas' that new development should fit with [ENV1].
- Policies requiring better design [ENV2, ENV3, ENV6, ENV7].
- Identifies several buildings for 'local listing' [ENV4].
- Policies to support bringing Station Building back into a useful life [ENV5, CON5].
- Policy requiring assessment of development impact on views and vistas [ENV8].

Objective 7: Enhance the Natural Environment

The evidence on **NATURAL ENVIRONMENT** was that we should plan to...

- Add to the protection for the special wildlife and habitat ('biodiversity') present locally.
- Encourage the 'greening of Saltash'.
- Protect trees, Cornish Hedges and hedgerows .
- Protect the green foreground or background that's important to the setting of Saltash and its villages.
- Anticipate climate change and impact on flooding and drainage.

How we responded...

- Identifies habitat/biodiversity corridors for protection [GRN1].
- Support for development which include steps to improve biodiversity (eg 'bee bricks' etc) [GRN1].
- Policy to protect trees, Cornish Hedges and hedgerows in new developments, add more trees (3 per dwelling) and replaces losses at 3:1 ratio [GRN2].
- Defines Countryside Character Areas where new development must integrate with countryside features [GRN3].
- Include forward-looking policy on drainage and flooding management

Objective 8: Manage the Rural Areas of the Parish

The evidence on **RURAL AREAS** was that we should plan to...

- Support small workshops in the rural area.
- Meet local housing needs and support local economy.
- Support agriculture and other special housing needs in rural area.

How we responded...

- Policy on rural workshops [RUR1]
- Set up village development boundaries [RUR2.1].
- Support rural infill [RUR2.2].
- Propose 3 small rural housing sites [RUR2.3].
- Restrict 'rural exception' affordable housing sites in size [RUR2.4].
- Policy support for agricultural dwellings [RUR3].

Objective 9: Meet the Changing demand for Community Services

The evidence on **COMMUNITY SERVICES** was that we should plan to...

- Meet demands for additional educational facilities.
- Protect and improve community services.
- Support retention of health care at St Barnabas.
- Enable new medical services that support the local community.

How we responded...

- Set enabling policy for extension of and new schools [HWB1].
- Lists key community sites for protection, including Saltash 'Community Campus' at Warfelton [HWB2, HWB5].
- Policy to support retention and extension of health and social use at St Barnabas [HWB3].
- Policy to allow new GP and health buildings [HWB 4].

Objective 10: Meet the growing demand for Leisure facilities

The evidence on **LEISURE & RECREATION** was that we should plan to...

- Protect important recreational and other 'green spaces' around the town and villages.
- Safeguard playspaces which have become dilapidated.
- Support new and protect existing allotments.

How we responded...

- Identify/protect existing and proposed key recreational spaces [LEI1].
- Identify and protect local green spaces [LEI2, LEI3].
- Policy to preserve delapidated playspaces for future reinstatement or retain as Public Open Space [LEI4].
- Support and protection for allotments [LEI5].

Objective 11: Encourage Improved and Sustainable Connectivity

The evidence on **CONNECTIVITY** was that we should plan to...

- Make sure the neighbourhoods in the town, including Broadmoor, link together and through to the town centre.
- Reduce dominance of the car over pedestrians and enhance safety.
- Encourage greater levels of walking and cycling, non travel connectivity.

How we responded...

- Establish a 'green boulevard' linking Carkeel with the town centre [CON1].
- Anticipate traffic impacts from Broadmoor on North Rd/New Rd [CON2].
- Policies for 'transition zones' and calming at Burraton and Carkeel [CON2, CON3, CON4, CON6].
- Policies for sustainable travel. Support for broadband, protection and improvement of footpath and cycle network [CON7 to CON10].

WHAT DO YOU THINK?

The formal consultation for residents is open until 14th August 2019 so please submit your comments through our website - plan4saltash.co.uk - or by completing the enclosed form and either posting it to Saltash Town Council or dropping it in to the collection boxes at the Library and Town Council Reception as soon as possible before then.

DROP-IN SESSIONS WHERE YOU CAN FIND OUT MORE:

- ⇒ Wednesday 19th June 2019 at Saltash Guildhall – 2.30pm to 8.00pm
- ⇒ Saturday 22nd June 2019 at Saltash Regatta (in Livewire) – 10.00am to 5.00pm
- ⇒ Saturday 6th July 2019 at Saltash Guildhall – 10.00am to 1.00pm
- ⇒ Saturday 20th July at Saltash Library – 10.00am to 1.00pm
- ⇒ Wed 24th July 2019 Saltash Guildhall – 2.00pm to 8.00pm

Additional drop-in sessions will be notified on the web-site, Facebook and Twitter.

Please do drop in, see the display that explains the Plan, and chat over the issues with one of the Saltash Neighbourhood Development Plan Team members. Tea, coffee and soft drinks, biscuits etc will be available.

WHAT HAPPENS NEXT?

After the closing date for comments (14th August 2019) the Plan will be adjusted to take into account everyone's views, and submitted to Cornwall Council. Then it will be checked by an independent expert, before coming back to Saltash for a

Referendum. If most of us support it, the Plan will then become part of the official planning system and must be taken into account by Cornwall Council Planners, developers, and Planning Inspectors when they decide on planning applications.