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1. Introduction

1.1 The Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2). A Consultation Statement:

- (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) Explains how they were consulted;
- (c) Summarises the main issues and concerns raised by the persons consulted; and
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 The document records the sequence of activities undertaken to ensure that the local community, organisations, non-statutory, and statutory bodies were informed, engaged, and consulted during the preparation of the Neighbourhood Plan. Outcomes from the community engagement helped to determine the content and shaped the policies incorporated into the final plan. This consultation statement also describes how concerns have been addressed, and what changes have been made to the final Plan as a result of the pre-submission consultation.

2. Consultation Objectives

2.1 An early step was to adopt a [Communication and Engagement Plan](#). The strategy sets our consultation objectives as being:

- to make sure that we communicate with and engage with the entire Saltash community so that we achieve a sound plan whose policies fully reflect the community's views and aspirations
- to make sure that the local community becomes more aware of how planning works and understands what can and cannot be done through the different parts of the planning system.
- to promote community interest and engagement through active participation in the work of producing a Neighbourhood Plan
- to encourage and include volunteers in taking part in working groups to collect and analyse information, investigating opportunities and working up ideas into creative new policy proposals.

2.2 To meet these objectives, we said that we would embrace five key principles of community engagement:

1. INFORM: provide balanced and objective information
2. CONSULT: actively seek community views, input and feedback
3. INVOLVE: work with the community so concerns and aspirations are understood
4. COLLABORATE: work with the community to identify solutions
5. EMPOWER: present the draft plan to the community for their approval

2.3 We said we would aim to

- ensure everyone can take part by overcoming barriers that some individuals have
- be clear on what we are trying to achieve
- make engagement easy to understand
- analyse and evaluate all responses and views
- share engagement responses and views in a timely manner
- review the methods we have used and reflect on which elements worked well and where there are gaps and why

- analyse our engagement process and adapt it as necessary
- comply with the Data Protection Act when handling personal information

3. Key Stages

3.1 The strategy has been broken down into key stages to ensure clarity and continuity of progress with the plan:

Stage 1 – Awareness raising and community engagement in the analysis of local issues, creating the vision, and scoping of the Saltash Parish Neighbourhood Plan objectives and themes.

Stage 2 - Community engagement in the development of the policy and proposal options to be considered

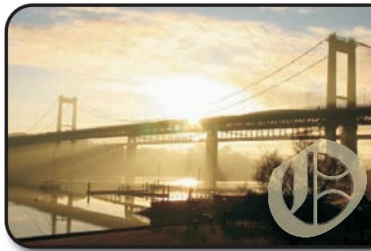
Stage 3 – Formal consultation on the draft plan.

Stage 4 - Promotion of the final plan and awareness raising for the local referendum.

4. Awareness Raising and Community Engagement in Issues Analysis, Scoping and Vision (Stage 1)

4.1 Saltash Town Council resolved to prepare a Neighbourhood Development Plan in July 2012 after a well-attended public meeting had expressed strong support for the concept. A formal application for the designation of the Saltash Neighbourhood Area was submitted to Cornwall Council as the Local Planning Authority in October 2012. The Neighbourhood Planning (General) Regulations 2012 pertaining at that time required that provided the Neighbourhood Area meets the requirements as set out in Section 61G(2) of the Town and Country Planning Act (1990) and parts 2 and 3 of the regulations then the Local Planning Authority must publicise the application for a period of 6 weeks. The application for designation of the whole of the Saltash Town Council area was advertised for a 6-week public consultation period between Friday 2nd November and Friday 14th November 2012. No objections were received in respect of the notice and the area was formally [Designated on 18th January 2013](#).

4.2 Work started on Monday 3rd December 2012 with an official launch and training session. At the same time a Steering Group was formed, and work began. The Steering Group constitution charges it to ‘define a Vision for Saltash Parish and establish a Development and Investment Programme to deliver this whilst conforming with the strategic requirements of Cornwall Council’s Local Plan through to 2030’ The Neighbourhood Plan must be ‘produced with due consideration for the needs of all residents and businesses in the area, now and in the future’, and be representative of local views and...aligned to achieving the agreed Vision for the Parish of Saltash’. The Steering Group is required to ‘co-ordinate effective engagement with all members of the community on all aspects relating to the future vision and the production and adoption of the Neighbourhood Plan.’ Membership is to consist ‘of no less than ten individuals who live, work or have an interest in the Saltash Parish area, three elected members representing the Town Council, and no less than one elected member representing Cornwall Council’.



SALTASH AND DISTRICT OBSERVER

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April 2013 - Issue 249

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Saltash Neighbourhood Plan Makes Progress

At a Public Meeting in November 2012, eighty-one Saltash residents who attended voted overwhelmingly to create a Neighbourhood Development Plan for Saltash in order to have a greater say in how and where development is carried out in Saltash Parish through to 2030. The Cornwall Local Plan, currently out to consultation, requires Saltash to build around 750 new homes between now and 2030, but current commitments and completions reduce this number to 587.

A goal of the Saltash Neighbourhood Plan (SNP), as emphasised by those who attended the Public Meeting last November, is to ensure that no new homes are built without equivalent new jobs and appropriate infrastructure. As a first step, a Working Group was formed in December 2012. They have been concentrating on

establishing a formal organisational structure and constitution.

Community Engagement is key to developing a successful Neighbourhood Plan, which will undergo scrutiny by an Independent Examiner before it is allowed to go to Referendum. "We need to communicate with and get the opinions of as many

residents as possible", said Councillor David Yates who is chairing the Working Group.

The Working Group currently representing neighbourhood associations and the business community is keen to attract members of the community involved in education, health, faith, leisure activities, and especially young people, to form a Steering Group for the Plan. To this end, the Working Group is planning a stall at May Fair where people can come and ask as many questions as they like. Denise Watkins, who is acting Communication, Publicity and Information Officer for the Working Group, suggested that anyone who would like to contribute to SNP, should come along to the next Working Group meeting on Monday April 15th at 6 p.m. at

Saltash Guildhall, or contact Denise Watkins on 01752 463509 for more information.

Once a Steering Group has been established, they will work on a questionnaire to get input from all Saltash residents on their vision for Saltash 2030 and identify the objectives that will best fulfil that vision. The Working Group is especially looking for anyone with experience in questionnaire design, information analysis, report writing, project management, website design and management, or planning and development expertise. Details of all SNP activities are shown on Saltash Town Council website.

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1 Kingsmill Road, Tamar View Ind. Est. (opposite Focus)

Saltash.net Support Comic Relief



A Menagerie of Colourful Creatures



Figure 1: Saltash Observer for April 2013

4.3 The Steering Group also created a [website](#), a [Facebook](#) site and a [Twitter](#) account to engage with local people and encourage them to visit the website at key points. These included the initial consultation about the shape of the plan and feedback on the results, recruitment for the working groups, questions on specific topics identified by the working groups, awareness raising in the run up to the formal consultation on the plan, and the formal consultation itself.

Table 1: Social Media Statistics February 2015 to July 2020

Website	8 Pages
	58 Posts
	13,515 hits
	24 comments
Facebook	24 Posts
	47 followers
	Maximum post reach 75 people
	20 Shares
Twitter	94 Tweets
	81 Retweets
	37 Likes
	114 Followers

4.4 The Steering Group conducted a considerable level of awareness raising at the early stages of the Saltash NDP process during 2013 and 2014, including 4-Square Response boards ('I like/Don't Like, I Want/Don't Want') which were set up at meetings with the U3A, Saltash Waterside Residents Association, Saint Nicholas and St Faith Church, Saltash.com Community College, the May Fayre, Port View RA, and at a Steering Group session.

4.5 This resulted in data that was mostly qualitative in nature, gleaned from young people and the older age ranges. A basic listing of the key words for 'likes' and 'wants' is available at: [Likes and Wants](#)

4.6 The themes that emerged were:

- **Local Services** – threats, responding to growth pressures, lack of range, impact of growth on quality;
- **Open spaces** – amount, location, condition, protection;
- **Housing** – too many big estates, need more small scale, infill, and to balance the housing market, whilst improving quality of design;
- **Town Centre** – its offer needs improving to tackle the impact of supermarkets, and improve the street scene;
- **Transport** - bus routes need improving, reduce congestion, tackle eyesore at railway station;
- **Environment** – our setting is very special, it must be protected, as must our heritage assets;
- **Community spirit** - very good, protect and build on it;
- **High expectations** - especially from young people on range of services, jobs, entertainment, transport

4.7 The Steering Group used this information to 'scope' the next stage. See the [Saltash Scoping Report](#)

4.8 Taking into account these themes, and to help work up the Neighbourhood Development Plan strategy, and the policies need to deliver it, a more in-depth four-part survey was organised to be open from 18th May to 24th September 2015. [Residents Questionnaire](#)

4.9 Questionnaires were distributed to as many households as could be reached, a total of 6,764 in all, which involved walking 96 miles in 49 hours spread over three weeks! Surveys for younger people, and for local businesses were also distributed.

4.10 In accordance with the Engagement Strategy, 'drop-in' sessions at differing times and locations were held so that residents and businesses could access more detailed discussions about the issues and challenges facing Saltash and the potential planning solutions to them before they completed the survey forms. These included a general session at the Guildhall from 10am to 4pm on a Saturday 23rd May, a general weekday session at Burraton Community Centre from 10 am to 7.30pm, on June 3rd, a business drop-in in the evening at the town centre located Guildhall on Tuesday 14th July, and a day long drop in session at the car park at Waitrose on 27th August. In addition to press articles, posters advertising the 'drop-in' sessions were displayed around the town, and in most shops on Fore Street.

4.11 The 'drop-in' sessions featured a series of exhibition panels explaining the NDP process, and material intended to stimulate thought and discussion: [Saltash NDP Engagement Drop In Panels](#).

4.12 A presentation and general drop-in session sponsored by Latchbrook Neighbourhood Association at their AGM was also provided on 3rd July 2015.

4.13 A 'video explainer' was also created and posted on the NDP website and YouTube to give an overview of what the NDP process was about: [Video Explainer](#).

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June 2015 - Issue 275

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Bill Jean as Mayor and Mayoress



ral Chapel of St. Nicholas and St. Faith rang as under the beautiful
all Councillor Bill Phillips was formally chosen to join the roll of
: 1552 and doubtless stretches back further.

Bill Phillip's was proposed as Mayor by retiring Mayor Councillor
ve years on the council including Chairing the policy and resources
. He is also a prominent Rotarian, having served as President, and
formerly an active Tamar
Trotter.

Among his many good
qualities, added Councillor
Derek Holley in seconding
him. Is that he does not
suffer fools gladly, though it
is unfortunate in this regard
that he will be in charge of
fifteen town councillors for a
year. Councillor Holley also
added that Councillor
Phillips' Rotarian
connections have been very
useful in helping to get
practical work around the
town done.

Following his election
Councillor Phillips donned
the Mayoral robes and then
proudly invested his wife
Jean with the Mayoress'
chain of office.

They both then joined in
the ancient Saltash tradition

Continued on page 2

Public Can Plan for Our Town's Future

'This is a unique opportunity for us in Saltash to have a future plan for the town that is not imposed upon us but is agreed by us as a community.' The Saltash Neighbourhood Plan, which will guide the development of the town until 2030 was launched into its first consultancy stage by Councillor David Yates with these words as he urged everyone who lives or works in the town of whatever age group to become involved, as an organisation, a neighbourhood group, or an individual.

After several years of discussion the plan is now starting on its community engagement stage. Chances have been made to comment at May Fair and presentations in the Guildhall and Burraton Community Centre. Now a questionnaire is being prepared which as well as being on line should be sent out to every home in the town and rural areas around. The more that are completed and returned the greater weight the eventual plan will have when submitted to Cornwall Council. 'In completing this residents will be asked to think about jobs and housing needs and the kind of community we want in Saltash, not just for ourselves but for our children and future generations', added Councillor David Yates.

There may then be a series of public workshops on specific issues such as industry and housing before a draft neighbourhood plan is prepared and goes to statutory consultation. It will then be submitted to Cornwall Council who will need to be assured that views of every aspect of the local society have been included. There will then be a chance for amendments before a final plan is submitted.

The final stage will then be a public referendum when all will have the chance to vote on whether or not to accept the plan. If the town chooses to adopt it, the plan then becomes a statutory instrument against which any future planning application will be judged. The neighbourhood plan will have all the backing of a legal document.

'We need all input possible as well as

volunteers to assist in implementing this consultation', Councillor Yates stressed. Further information is on the website www.plan4saltash.co.uk and the e-mail address is

info@plan4saltash.co.uk. Alternatively those interested can call 01752 844846 or visit the Guildhall. Presentations can be organised to be given to any interested group or society.

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for great food and congenial company

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(See Mike & Joan for further details)

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Sunday 29th June: Jazz Evening
Jazz Night last Sunday in every month**

**Comprehensive Menu with Specials Board
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Monday to Thursday

Enjoy 2 Home-made specials for £14.00
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All day Tuesday 2 Rump Steaks £16.00

Food...

Lunch Menu available from: 12noon-2.30pm Mon-Fri
Evening Meals available from:
Mon-Thurs-5pm-8.30pm Fri-5pm-8.30pm

free test free fit free trial

YOU again!

Figure 2: Saltash Observer June 2015

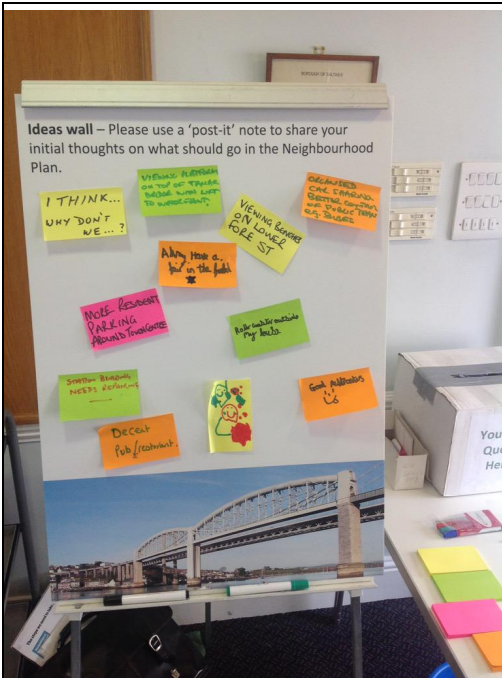


Photo 1: Drop-in session ideas board



Photo 2: Drop-in session at The Guildhall



Photo 3: Drop-in session at Burraton



Photo 4: Business Drop-in session at The Guildhall



Photo 5: Drop-in session at Waitrose Store



What's your Plan for the future of Saltash?

Are you happy with the way things are Planned?

Do we need more housing and jobs? Are there enough shops and services?

Do we look after our environment? Should we protect our countryside?

Is it safe to walk to school? Should we have more open spaces?

And what about generations to come? How are they going to fare?

It's time for YOU to give YOUR views and get involved in the creation of the new Saltash Neighbourhood Plan.

Drop-in to our open day at

Saltash Guildhall
It's YOUR community – how do YOU want it to develop?

23rd May 2015

10.00 AM and 4.00 PM

& Find out more by visiting: www.plan4saltash.co.uk
Follow us on Twitter: [info@plan4saltash](https://twitter.com/info@plan4saltash) and Facebook

It's YOUR community – how do YOU want it to develop?



Saltash Town Council

Tel: 01752 844846 Email: enquiries@saltash.gov.uk



Figure 3: Drop In Session Poster

4.14 Letters were also sent to local organisations, infrastructure providers, and groups representative of people within 'Protected Characteristics' under the terms of the Equalities Act

4.15 In reply, we had 1438 responses from residents, 48 responses to youth survey and 41 responses to the business survey.

4.16 In brief summary, the survey responses told us that in future, Saltash should be a safe, friendly, attractive riverside location, that is prosperous, tranquil, green and eco-friendly. To achieve this the Neighbourhood Plan should protect and improve green spaces, create better linkages around the town by foot, cycle, road and rail, and strengthen our existing neighbourhoods. The response said that more recreation opportunities and better jobs were needed, and that new housing should be in a mix of types that meets community needs. All of this would help build on the existing good 'sense of community' in Saltash.

4.17 Most respondents said that they needed to travel outside Saltash for many services and facilities, and that better local leisure and shopping was needed. The feeling was that more variety and better-quality shops were needed in Fore Street, and that more sports, play and entertainment facilities should be provided.

4.18 A large majority were in favour of improving the 'evening economy' of Saltash town centre, through improved community safety, more restaurants and cafes, more events, and good links down to the

waterfront. Similarly, a majority supported environmental improvements and more leisure uses on the waterfront.

4.19 Many were also concerned about the need for environmental improvements, picking out the station, parts of waterside, and Carkeel roundabout in particular.

4.20 A more detailed analysis can be found here: [Saltash NP Community Engagement Survey Summer 2015](#)

4.21 Surveys were also carried out with local businesses and town centre businesses. The results from them can be found here: [Business Survey Full Analysis](#) and here [Town Centre Businesses Survey Full Analysis](#)

4.22 On 27th October 2015 a workshop with 30 representatives of local organisations was held in the Guildhall.

4.23 The workshop had two main purposes:

- to help focus on a series of topics and provide a launch pad for Theme Teams to take the plan thinking further, eventually realising policies and area designations/allocations etc.
- to initiate positive ideas and spatial thinking for the plan area and move on from aspirational words towards what this aspiration might mean in terms of planning the future geography and land uses in the town and wider parish area.

4.24 The workshop looked at the response to the community engagement survey carried out that summer (2015), and what it meant for the future planning of Saltash. Presentations on design and planning were also considered: [Saltash NP Vision Workshop Agenda](#).

4.25 The workshop process involved reviewing the community survey results and then using these to stimulate a conversation around how to build on the strengths of Saltash to enable it to create good neighbourhoods and places that would provide for future needs. It was at this meeting that the concept of what is now known as the 'Green Boulevard' emerged, to create an 'umbilical' that holds the thread of Waterfront, Fore Street and the emerging newer town expansion to the west.

4.26 The report on the workshop can be found here: [Workshop One Report](#).



Photo 6: Chairman of Steering Group Cllr David Yates introduce David Orr, lead facilitator.



Photo 7: Lively debate during breakout session



Photo 8: Plenary feedback from breakout session.



Photo 9: The NDP spatial strategy emerges.

5. Community Engagement in Development of Policy and Proposal Options (Stage 2)

5.1 As explained in the preceding section, much effort was put into community engagement in scoping the NDP. This continued as the more detailed task of working up the output from Workshop One into an effective land use Plan.

5.2 At Workshop One, working groups drawn from the community were set up at the end of the meeting to take the work forward. These covered the themes of:

- Invest, work and learn
- Live, play and grow
- Making Community
- Moving about

5.3 The intention was for these groups to report back to a later workshop and use their findings to draw out the vision for Saltash into a clear statement backed by action objectives, a delivery strategy and draft policy intentions.

5.4 During this period the Saltash Coastal Community Team set up under the Coastal Community Fund was developing its Economic Plan and the Waterfront Improvement Project. It was agreed that the SCCT would be affiliated with and feed into the NDP process. For more details see: [Saltash Waterfront & the Saltash Coastal Community Team](#).

5.5 The Working Groups were active throughout the remainder of 2015 and most of 2016, reporting back to a workshop on 27th September 2016. This workshop agreed the vision statement and objectives that are now in the submitted NDP. Details of the workshop and its outcomes can be found here: [Workshop Two Report](#).



Photo 10: Breakout session during Workshop 2.



Photo 11: A well fed workshop is more productive!

5.6. Following Workshop Two, the Working Groups were asked to continue developing the concepts brought forward and to feed them to the Steering Group, which had now begun the task of writing up the Pre-Submission Draft NDP. When the Groups were satisfied that their work was complete, they were 'stood down'.

5.7 The Steering Group then spent some time drafting the policy framework and strengthening the evidence base, and then cross-referencing the two to ensure consistency. During this time additional work on the concept of Local Green Spaces, local listing of undesignated heritage assets, landscape views and vistas and village site allocations was committed. In parallel, a sustainability checklist was prepared by the Steering Group, in preparation for a screening opinion from Cornwall Council.

5.8 From October 2017 to the end of May 2018 the Steering Group agreed the content of the Pre-Submission Draft section by section and through a checking and proofreading period. During this period the Steering Group passed 100 meetings, celebrating with a small cake.



Photo 12: Celebrating the Steering Group's Centenary

5.9 The **Cornwall Local Plan and its Site Allocations Development Plan Document [DPD] emerged during the same period as the Saltash NDP** [see Figure 4 below]. The DPD is the means by which strategic housing and employment land allocations are made in Cornwall. The Saltash section of the DPD provides for sufficient land allocations to meet the needs identified in strategic Policies 2, 2A and 3 of the Cornwall Local Plan.

5.10 This means that the Saltash NDP does not need to make large scale allocations and can focus on local detailed matters. However, the allocations and other provisions of the DPD do have impact on the NDP and the NDP must be in conformity with it as it is a part of the Local Plan, ie a strategic planning document.

5.11 The emergence of the two Plans in the same timescale was identified as a risk factor by the Steering group in that:

- i. The progress of the NDP might at times have to be delayed to ensure that it followed the latest version of the DPD and that no draft NDP proposals were worked up that would be out of conformity with the DPD.
- ii. The emergence of two planning policy documents in roughly the same timescale could be confusing for the local community.

5.12 As a consequence the publication of the Pre-Submission Draft NDP was held back until after the DPD Inspector's Report was issued, and efforts made to explain the different roles of the two documents.

DPD	NDP
<ul style="list-style-type: none"> • Cornwall Local Plan in preparation. • Town Framework discussions and documentation identify broad strategy for strategic sites in Saltash [2011 – 2016] • Cornwall Local Plan submitted for Examination [Feb 2015] 	<ul style="list-style-type: none"> • Setting up, Scoping and awareness raising [2013 – 2014]
<ul style="list-style-type: none"> • Cornwall Local Plan Examination [May 2015 to May 2016] • Cornwall Allocations Document: Preferred Options consultation (Reg 18) [3 October 2016 – 14 November 2016] • Cornwall Local Plan Adopted [22 November 2016] 	<ul style="list-style-type: none"> • Community engagement [18th May to 24th September 2015]. • Workshop One [October 2015]
<ul style="list-style-type: none"> • Submission Stage Consultation Reg 12 [June 2017 – 7 August 2017] 	<ul style="list-style-type: none"> • Working Group activity [October 2015 to September 2016] • Workshop Two [September 2016]
<ul style="list-style-type: none"> • DPD Submitted for Examination [Oct 2017] 	<ul style="list-style-type: none"> • Working Group activity completes • Policy framework and evidence base developed Local Green Spaces, local listing of undesignated heritage assets, landscape views and vistas and village site allocation reports prepared.
<ul style="list-style-type: none"> • Examination Hearings [27 February and 10 April 2018] • Proposed Major Mods to DPD [July 27th 2018] 	<ul style="list-style-type: none"> • Detailed NDP writing [Oct 2017 to May 2018]
<ul style="list-style-type: none"> • Inspectors Report [10 April 2019] 	<ul style="list-style-type: none"> • NDP on hold pending outcome of DPD Examination
<ul style="list-style-type: none"> • Adoption [26 November 2019] 	<ul style="list-style-type: none"> • NDP Published [19th June 2019] • Reg 14 consultation period 19th June to August [14th 2019]

Figure 4: Parallel emergence of Site Allocations DPD and Saltash NDP

5.13 During this stand down period the opportunity was taken to advise the owners of the proposed local listing and allocation sites that their property may be affected by the forthcoming NDP: [Local Listing Site Allocation](#)

5.14 The draft NDP was considered at the Steering Group on 11th October when various amendments were requested, prior to it being presented to Saltash Town Council on 21st November 2016, when it was resolved that ‘the Council unanimously support the Draft Neighbourhood Development Plan’. (Minute P5134).

6. Formal Consultation on the Draft Plan (Stage 3).

6.1 During the period when the NDP was held, it was thought appropriate to remind the community about its role and help to differentiate it from the DPD, so a staffed 'gazebo' stand was set up at the May Fayre event on Saltash Fore Street for this purpose.



Photo: 13. May Fayre street stand 2018.

6.2 The draft Saltash NDP was published, and the formal Regulation 14 consultation period commenced on 19th June 2019 for an 8-week period ending 14th August 2019. This extended period was intended to accommodate the school summer holidays.

6.3 Prior to and during the consultation period press publicity, website publicity, Facebook and Twitter posts were issued. A formal notice was placed in the Cornish Times to be published on two consecutive Fridays.

6.4 The launch event at 2.30pm on 19th June was attended by 45 people from the community, local

businesses and community organisations, and press. The event stayed open until 8pm that evening.



Photo 14: The Launch Event, June 2019

6.5 An easy-to-read [summary booklet](#) was prepared and as with the preceding scoping questionnaire form, distributed to every household along with a comments form. Copies of the full NDP text, summary leaflets and response forms were placed, along with boxes for the forms to be 'posted' back were set up at the Town Council Offices and Saltash Library.

THE DRAFT SALTASH NEIGHBOURHOOD DEVELOPMENT PLAN

Saltash Town Council as the qualifying body for the Saltash Neighbourhood Development Plan gives notice that the Draft Plan is published on 19th June 2019 for consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

The Draft Plan may be inspected on the website at plan4saltash.co.uk where details of how to make representation are included. The Draft Plan in hard copy form is also available to view at Saltash Town Council Offices and Saltash Library during normal opening hours. There are also representation forms and collection boxes for immediate response to the Town Council at these locations.

Drop-in sessions where you can view an exhibition and speak to a member of the Saltash Neighbourhood Development Plan Team will be held as follows:

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 ensure that any comments are received by midnight 14th August 2019.

Figure 5: Cornish Times advert, appeared twice

ESSENTIAL WORKS CONTINUING ON THE TAMAR BRIDGE

During the past few weeks contractors Taziker Industrial Ltd have completed the health and safety checks required to begin the works to renew the waterproofing underneath the bridge deck kerbs and replace the kerb bolts.

Following the construction of the site compound and working areas, and the completion of the off-site welding and installation trials, Taziker have now begun the formal site trials on the south cantilever. Once these trials have been approved work can begin on the remainder of the south cantilever.

Access across the south cantilever of the bridge for pedestrians and cyclists will be maintained until August 2019. There will be no impact on other bridge users until after this time.

"There has been a considerable amount of work going on in the background over the past few weeks" said Richard Cole, Engineering Manager of the Tamar Bridge and Torpoint Ferry Joint Committee. "These works are deceptively complex. The trials are a key part of the contract and it is very important that Taziker demonstrate their working methods and prove that their installation procedures will achieve the standards required by the contract. The work is very repetitive and investing time in the trials at this stage will hone the installation processes and save time and ensure quality in the long run. It worth noting that there are over 7000 kerb units to remove and re-install and 28,800 bolts to replace, and we need to make sure that the work it done correctly right from the start."

"The programme means bridge users are very unlikely to be affected by lane closures until mid-August. However there will be an increase in work and activity on the south cantilever and we are asking pedestrian and cyclists to please observe all safety signs and restrictions and take extra caution around work zones."

SALTASH PREPARES A NEIGHBOURHOOD PLAN

Saltash is a thriving community, with lots of drive and ambition to improve.

But there are challenges: the affordability of housing, low wages, competing land uses, traffic and pedestrian congestion, the changing balance within our community, and global environmental change to name a few.

We need to take the opportunities and tackle the challenges so that our present needs are met without harming the ability of future generations to meet their needs. That is the essence of sustainable development. The Saltash Neighbourhood Plan is the opportunity for everyone in the town to have a real say as to how sustainable development is done. It's a new type of plan that has come about from the Localism Act 2011 which gives everyone who lives in a local area the democratic right to be involved in drawing up the plan. What's more, when it's written, the plan has to be agreed through a local referendum, in which everyone on the electoral roll gets a vote. If the vote is in favour, the Neighbourhood Plan is 'made' in law and cannot be ignored when planning applications are decided by Cornwall Council, Planning Inspectors, or the Government.

A Neighbourhood Plan can control the way that land is used for housing, business, shops and leisure. It could also protect green spaces and influence the design of buildings and estates, tackle difficult issues and support the things that make Saltash such a great place to live, work, learn and visit.

Why should we care? Well, if we are all involved, our community's creativity, energy and diversity can be released to make a plan that is fair, inclusive, and well-balanced. So please get involved and get your views across! at <http://plan4saltash.co.uk> (see page 10 for more details)

Figure 6: 'LoveSaltash' Press article



Figure 7: 'Advert placed in 'LoveSaltash'

Saltash launch neighbourhood consultation draft

Tuesday, 18 June 2019 - Planning



by Cornish Times

editorial@cornish-times.co.uk

Saltash Town Council will launch its draft Neighbourhood Plan consultation document tomorrow (Wednesday).

There will be a short presentation on the future Vision for the Parish together with an exhibition of the objectives and proposed policies.

The Neighbourhood Plan was created by Saltash Town Council after listening to the views of the residents and businesses of the parish. Once adopted it will guide development in Saltash until 2030.

Consultation will run until August 14. More information can be found at

www.plan4saltash.co.uk.



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Printed and digital download photos available

Figure 8: Cornish Times item on NDP launch.

6.6 In addition, an A7 Flyer was produced for distribution at events and generally around the town. This included QR codes so that recipients could use their mobile phones to access the NDP Website, Twitter and Facebook accounts.



Figure 9: A7 Flyer with QR codes to give easy access to social media and website.

6.7 The full NDP document, the summary leaflet and the response form were all placed on the front page of the NDP website, the address of which featured in Facebook and twitter posts. A direct link to SurveyMonkey to complete the comments form on-line was also available.

6.8 In addition to the launch event, four drop-in exhibitions were held where all interested parties could come to view maps and information boards, peruse the plan, pick up a summary plan leaflet, and talk with members of the Steering Group. These occurred on:

- 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

6.9 Around 210 people attended these sessions in total. A copy of the drop in display text is available here: [Drop-in Display](#)

6.10 At the same time, letters were sent by post and/or email to Statutory Authorities and local community organisations, stakeholders & minority groups to inform them of and to invite comment on the Plan. [Invite to Comment](#).

6.11 By the end of the consultation period, comments had been received from 14 statutory and non-statutory bodies, 3 landowner/developers, and 187 members of the local community.



Photo 15: Saltash Regatta 'drop-in' session.



Photo 16: Saltash Library 'drop-in' session.

6.11 Unfortunately, despite the efforts made by the Steering Group to avoid confusion between the DPD and the NDP, and the presence of the North and Middle Pill Residents Association on the Steering Group, a flyer was widely circulated around the town which implied that the NDP included proposals to allocate land for 85 dwellings in Middle Pill [this is an allocation in the DPD] and hundreds more in North Pill, along with a map showing a large area of land shaded in purple and orange that looked like it may be an extract from an official document such as the NDP (See Figure 10 for copy of the flyer).



Figure 10: Misleading flyer anonymously circulated at the time of the R14 Consultation.

6.12 Sadly this led to many residents believing that the NDP was indeed proposing to allocate a large housing site north of the A38, seriously distorting the position, and leading to 91 comments relating to proposals that were either made in the DPD rather than the NDP or were non-existent.

7. The Response to Regulation 14 Consultations

7.1 The 73-page [Consultation Response Report](#) Document analyses the comments made in response to the formal community and statutory organisation consultations carried out on the Saltash Parish NDP

under Regulation 14 of the Neighbourhood Plan Regulations from March to May 2019. It also records the Steering Group and Town Council's considered responses to those comments and sets out the modifications to the Saltash NDP that are proposed to be made in preparing the submission version of the Plan. These are set out in Tables 1 & 2 which summarise and respond to the various comments made in the order of their appearance in the Plan.

7.2 [Appendices A to E of the Response Report](#) record the comments made verbatim, identify the parts of the Plan which are referred to, and allocate a Unique Reference Number (URN) so that the response to each comment may be found. The identity of responders associated with these URN is confidential¹.

Summary of Representations Received

Overall

7.3 The response to the draft Saltash Parish NDP was generally supportive of its vision, objectives, spatial strategy and framework of policies, subject to detailed comments on wording and format. Many in the community believed that the NDP should go further in its approach to traffic matters, and protecting the natural and built environment, and should more explicitly deal with the issue of climate change.

Unfortunately, a significant number of local people objected to the NDP on the basis that it was allocating large areas of land for housing, which it does not, so their comments relate to matters which are not included in the Plan and are beyond its remit.

Statutory Organisations.

7.4 Historic England was not satisfied that a correct approach had been taken to the allocation of land for housing in the villages areas, but otherwise found the document to be 'most impressive...in its scope and depth of the issues it addresses and its policy coverage'. The detailed consideration of the area's historic environment and the proposals identified for the protection and enhancement of its locally distinctive heritage and character was applauded. Natural England welcomed the NDP and suggested several helpful policy improvements. Highways England said that in general it was satisfied that the NDP is unlikely to lead to development which will adversely impact the trunk road and that it welcomed the policies which support and encourage the provision of improved walking, cycling and public transport facilities to offer realistic and attractive alternatives to the private car for both leisure and commuting, thereby reducing congestion as well as delivering health and environmental benefits. It concluded by saying that it will expect any large-scale proposals which have the potential to impact on the operation of the A38 to be supported by a transport assessment and if necessary, and mitigation measures. The Kernow Commissioning Group/NHS Kernow expressed support subject to modifications to the policies concerning St Barnabas Community Hospital. National Grid simply conformed that it has no strategic apparatus in the area. Wales and West Utilities indicated that it could supply maps of their plant if requested. Landulph Parish Council expressed its support for the Policy to revitalise Saltash Waterfront.

Local & Regional Organisations

7.5 Devon and Cornwall Police noted and welcomed the inclusion of a statement regarding the importance of designing out crime etc within the NDP. The Trustees of Port View Estate expressed support for the policies effecting their interests, made helpful suggestions as to policy wording, and provided background

¹ Please note that the identity of all those who commented, apart from those from organisations and developers/landowner, is considered to be confidential and will not be generally released by the Steering Group. If you wish to identify the Steering Group's response to your own comment, please contact the Town Council.

information. The China Fleet Club supported the NDP but was concerned about the impacts of the Pill development proposed in the DPD, suggesting that the NDP could include policies to address them. Saltash Environmental Action supported the NDP but made several suggestions as how it could better address the need to protect and increase the number of trees in the urban area. CPRE mistakenly objected to the DPD housing allocation and to other areas that are not allocated in the NDP. Cycle UK called for more concerted effort to make provision for cyclists on all road in the area.

Community Responses

7.6 Overall a good level of response was received, totalling 187 separate forms. In these 402 separate and relevant comments were made. A general theme that emerged in the comments made was the existing and anticipated impact of large new housing schemes on traffic, community facilities, health services and infrastructure, with people looking to see that the Plan addressed these issues. Within this context, many expressed broad support for the overall spatial strategy, and the Plan policies to protect and enhance community facilities. Many supported particular policies of the Plan but wished to see them go further. These included the connectivity policies dealing with traffic arising from new development, particularly in the north of the NDP area, the need to go further in the approach to protecting the natural and built environment, and in responding to the climate emergency. Many wished to see the town centre 'offer' supported and extended, and there was concern that the recent retail developments at Carkeel were resulting in negative impacts on trading and traffic, with suggestions made about how the Plan could more effectively control these matters. Proposals for the Waterfront were largely supported, subject to them being sensitive and appropriate to the area and its residents. Some interesting ideas on how the waterfront and town centre could be linked were put forward. The Plan's built environment policies and the approach to protecting its character were also well supported, with many useful, helpful and very detailed comments being made.

7.7 Unfortunately, despite the efforts made by the Steering Group to avoid confusion between the DPD and an, a widely circulated flyer implied that the NDP included proposals to allocate land for 85 dwellings in Middle Pill, [which is actually an allocation in the DPD, not in the NDP] and many more at North Pill, led to many residents believing that the NDP was proposing to allocate large housing sites north of the A38. This seriously distorted the true situation, and led to 91 representations being made relating to proposals that were not in the NDP. Consequently, these comments have been discounted from this analysis. Many also confused the issues of land-use with operational management by for example, the highways and waste authorities. The intention is to pass these comments on to the responsible authorities for the issues concerned so that they may inform their operations.

Developer Responses

7.8 Three developer responses were received. One made an enquiry, whilst another supported the allocation of housing land at Trematon. The main response was from agents for the developer of the Treleden urban expansion, requesting various adjustments to the Plan mainly to ensure that the NDP and the PP for the development were aligned.

Cornwall Council Officers Response

7.9 Many useful comments were received from Cornwall Council on a pre-draft version of the pre-submission draft NDP, which helped to better shape the strategy and policies in the Plan, so the comment received at this stage was limited to pointing out some mapping discrepancies.

Response of the Saltash NDP Steering Group/Saltash Town Council

7.10 Considerable effort has been put in to working up a response to the representations to ensure that each is given proper consideration whilst maintaining the balance of the NDP strategy. This involved weekly sessions of the NDP Steering Group during winter 2019/20 discussing the representations made section-by-section, reviewing the evidence and revising/updating the material as appropriate to meet the representations made wherever reasonable and practical to do so.

7.11 The guiding principle behind this process was to retain the planning and spatial strategy set out in the draft, as this has been carefully developed over the long process of developing the NDP and seeks a balance of interests whilst using sustainable development as a means of addressing a range of troublesome issues and challenges. The most significant change introduced into the Submission version plan is a new section which aims to help address the causes and impacts of the climate emergency.

7.12 Due to the long gestation of the NDP alongside the DPD, it has also been necessary to include some updating to reflect changes which have taken place in the planning policy and evidence context.

7.13 The changes proposed are given in detail in the Response Report. In summary they are as follows:

Overall – more references and links to ecology, biodiversity, inclusivity,

Section 2: Background – additional exposition to help explain the relationship between the Cornwall Local Plan Site Allocations Development Plan Document and the Saltash NDP and make it explicit that the NDP is not allocating substantial areas of housing land.

Section 4: The Vision for Saltash – additional reference to being inclusive and prosperous in addition to being greener, in order to respond to comments made and make the concept of sustainable development more understandable.

Section 5: Secure a Diverse and Prosperous Economy – Introduction of a new policy to support Sustainable Tourism which links to the locally distinctive characteristics and environment, supports Waterfront policy WF1 and respond to DPD Objective 5 and scoping community engagement.

Section 6: Ensure A Balanced Range of Quality New Housing – Deletion of Policy H1 ‘Ensuring Housing Apportionment Target up to 2030 is Achieved’ as the the circumstances that caused the need for policy H1 in the first place have now been addressed in the adoption of the Site Allocations DPD.

Section 11: Protect and Enhance the Natural Environment – Revision of Policy GRN1 to include stronger reference to Net Biodiversity Gain in line with emerging national and local plans and policies. Revision of Policy GRN2 to improve clarity and better protect veteran trees.

Section 12: Manage the Rural Areas of The Parish in a Sympathetic Manner – Revision of development boundary and housing site allocations to aid clarity and include improved heritage and landscape criteria related to each site.

Section 13: Meet the Changing Demand for Health, Education, Community & Emergency Services and Facilities – Substantial redraft of Policies HWB 3 and 4 to meet the representations made by the NHS Primary Care Group and meet community expectations that the NDP should support additional health provision.

Section 14: Meet the Growing Demand for Additional Sport, Recreation and Leisure Facilities – Revision of Policy LEI 1 (Key Strategic Open Spaces) and LEI 2 (Local Green Spaces) to clarify their differing but overlapping roles and include a wider range of sites, illustrated on a substantially revised Figure. Policy LEI 1 is phrased more positively to encourage enhancement, improvement and extension of facilities, and now cross references to the CC prepared recreation and open space standards for the town. Policy LEI 2 is revised to remove larger sites and allotments and include more smaller sites, following a re-evaluation of the Local Green Space evidence.

Section 15: Improved and Sustainable Connectivity – Revision of Policy CON2 (North Road/New Road Distribution Route) to focus on the potential traffic and environmental impacts from increased developments elsewhere in Saltash on local residents, in response to strong representations.

New Section 16: Climate Change – New section introduced to respond to representations and align NDP with Cornwall Council’s declaration of a ‘Climate Emergency’ and Saltash Town Council’s emerging climate action plan. The Section includes a table demonstrating how many of the NDP policies can contribute to tackling the causes and effects of climate change, and also policies on renewable energy production, local energy storage, community sustainable energy, and energy efficient/small carbon footprint development.

ENDS

