

Saltash Town  
Framework Plan  
**Update Document**

**September 2013**

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## Introduction

This report reviews the Saltash Town Framework Plan (TFP) that was signed off by the Saltash Town Framework Steering Group in August 2012. The purpose of this report is to provide steer as to which sites, currently presented in the Saltash TFP, may be likely to be progressed through the planning process as a formal Site Allocation as part of Cornwall Council's Local Development Framework (LDF).

This report considers the current status of the Saltash TFP and how and which of the sites, presented within this TFP, will potentially feed into a future Site Allocation Development Plan Document (DPD).

## Saltash Town Framework Plan (TFP): Current Status

The Saltash TFP was prepared concurrently with a number of other TFPs for other towns across Cornwall. The purpose of TFPs was to act as a means to inform the development of Cornwall's Local Plan<sup>1</sup> (formally called Core Strategy), from a local level.

The formation of TFPs followed a consistent process across Cornwall, with each TFP gaining local input by means of the engagement of local Steering Groups. Steering Groups were made up of local representatives with the purpose being to provide local input, context and endorsement. Representatives comprised Cornwall Councillors, representatives of relevant Town Councils, neighbouring Parish Councils and local groups/organisations, as appropriate (such as Chambers of Commerce and Town Forums for example).

Planning Officers of Cornwall Council lead the TFP work and the process involved landscape and urban design assessments, developing transport and infrastructure strategies and engaging with stakeholders and the public.

Saltash TFP progressed to a stage where a preferred strategy had been endorsed by the Steering Group in August 2012. It presents the suggested overarching spatial strategy for the town for the Local Plan period (2010-2030), outlining the economic, retail, housing and infrastructure strategies and, in doing so, presenting site options for growth (mixed use and employment). Whilst the TFP presented site options, it did not seek to prioritise these. These sites are outlined in Figure 1 below.

The TFP now sits as supporting evidence behind Cornwall's Local Plan. At the time of writing this update report, it is important to note that the TFPs hold relatively little material weight in planning decisions as these have not yet been formally adopted by the Council. The Local Plan refers to elements

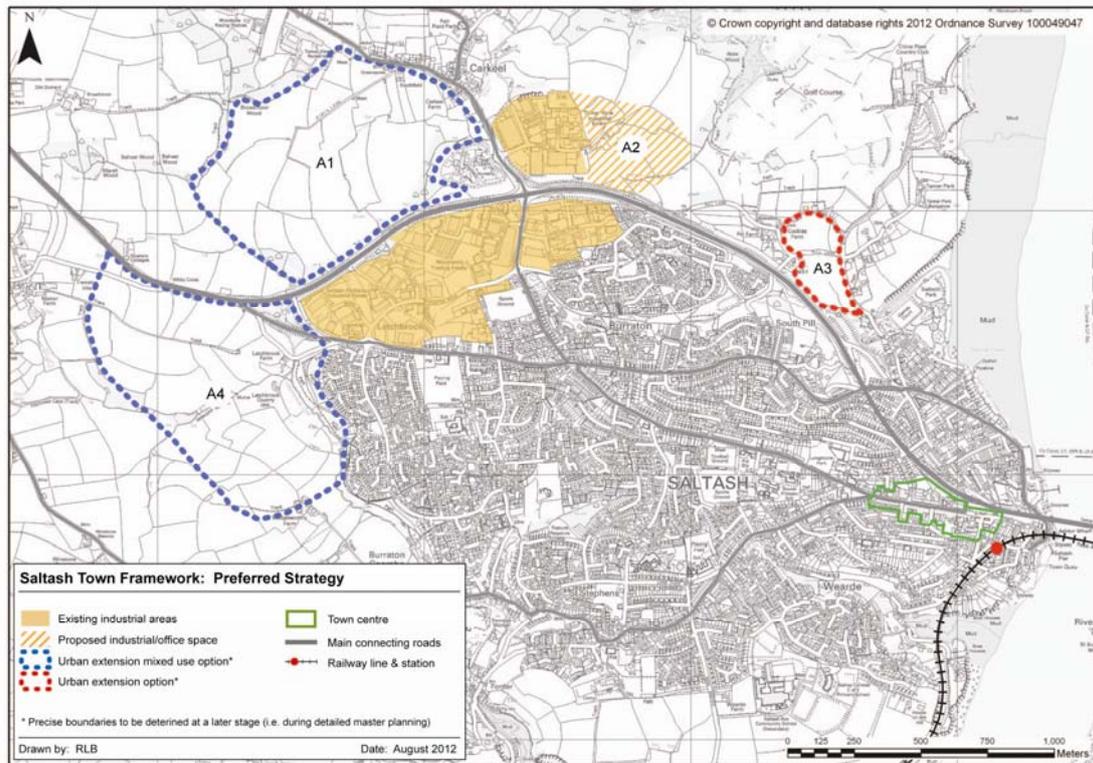
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<sup>1</sup> The Local Plan is the core planning document for Cornwall and, together with the National Planning Policy Framework (NPPF), provides the strategic framework to which other planning documents (i.e. Neighbourhood Plans, Development Plan Documents) must conform.

of the TFP, such as the objectives for the town, but potential development sites are not identified within this. For sites to be formally earmarked for future development, these need to be identified via either a Site Allocation DPD or a Neighbourhood Plan (where the former incorporates only strategic sites). Cornwall Council plans to prepare its Site Allocation DPD by May 2014 and it is likely that a strategic site allocation will be included for Saltash. In addition, Saltash Town Council are also preparing a Neighbourhood Plan for the area.

Cornwall Council’s starting point for identifying which site(s) should be progressed as allocations within the Site Allocations DPD will be the TFPs, where these exist. For Saltash, this report seeks to identify which site(s) should be prioritised and identified in the Site Allocation DPD.

**Figure 1: Saltash Site Options, as presented in Saltash TFP**



## Saltash TFP: Sites Review

The latest ('submission') version of Cornwall's Local Plan sets out that Saltash should accommodate 750<sup>2</sup> dwellings over the plan period (2010-2030). Updated urban capacity figures (May 2013)<sup>3</sup>, indicate that Saltash has a current capacity to accommodate 215 of these. A Site Allocation DPD would therefore seek to identify where the remaining 535 dwellings (together with employment growth) could be accommodated.

<sup>2</sup> Please note, this figure is not final until the Local Plan is formally adopted

<sup>3</sup> Yet to be confirmed.

Theoretically, the urban extension options presented in the Saltash TFP could deliver in the region of 2,350 dwellings, far in excess of the Local Plan requirement. This potential capacity is spread as follows:

- Site A1 (Broadmoor Farm): approximately 1,200 dwellings
- Site A2 (Tamar View): no dwellings are identified here - site is identified for employment uses only
- Site A3 (Pill Lane/Mill Pool): approximately 50 dwellings
- Site A4 (Latchbrook): approximately 1,100 dwellings

Site A2 (Tamar View) is considered as a potential employment site within the TFP. Although employment sites are likely to be contained as allocations within the Site Allocation DPD, at the time of writing it is unclear what the threshold will be to classify a site as a strategic employment site and in turn whether Site A2 and the adjacent existing industrial estate will feature within the Allocations DPD. If the site is not considered to be strategic in nature, *Policy 5 – Jobs and Skills* of the Local Plan would support employment development in this location.

Site A3 (Pill Lane/Mill Pool) is only considered suitable for approximately 50 dwellings – a scale which is unlikely to be suitable for consideration as a strategic site allocation for Cornwall. Consequently, this site will not progress through the Site Allocation DPD process. However, with community support, this site could be progressed through the neighbourhood planning process which is currently underway in Saltash.

Due to their scale, the remaining sites A1 and A4 (hereafter referred to as Broadmoor and Latchbrook respectively) have greater potential for inclusion in the Site Allocations DPD due to their scale. However, only one of the sites will need to be allocated, because both could provide for in excess of the 535 dwellings needed to reach the Local Plan target. Consequently, whilst the TFP has identified that both could potentially be acceptable, this report provides an interim indication of which of these two sites could be viewed as the favourable site option, when compared against one another, should only one option need to be progressed. In considering which site could be favoured, a review of the TFP and its supporting elements has been carried out.

A summary of the positive and negative aspects of each of the sites follows. As the sites are both considered potentially suitable for mixed use development consideration in terms of employment is also included.

### **Site Review: A1 - Broadmoor**

#### Broadmoor: Employment Potential

The Cornwall Employment Sites Study: Saltash (July 2012) has assessed the site in two sections (i.e. 11 Ha to the east of the site and then the remainder of the site to the west). The study concluded that the area to the east of the site had greater potential for delivery of employment uses in the shorter term (1-3 year timescale) than the area to the west, which was only

considered to have longer term prospects for employment use provision (3-10 year timescale).

The Economic Strategy within the TFP sets out that the site is adjacent to the A38 and A388, providing good major road infrastructure and being well related to existing employment. It also acknowledges that the site will need infrastructure improvements to unlock it.

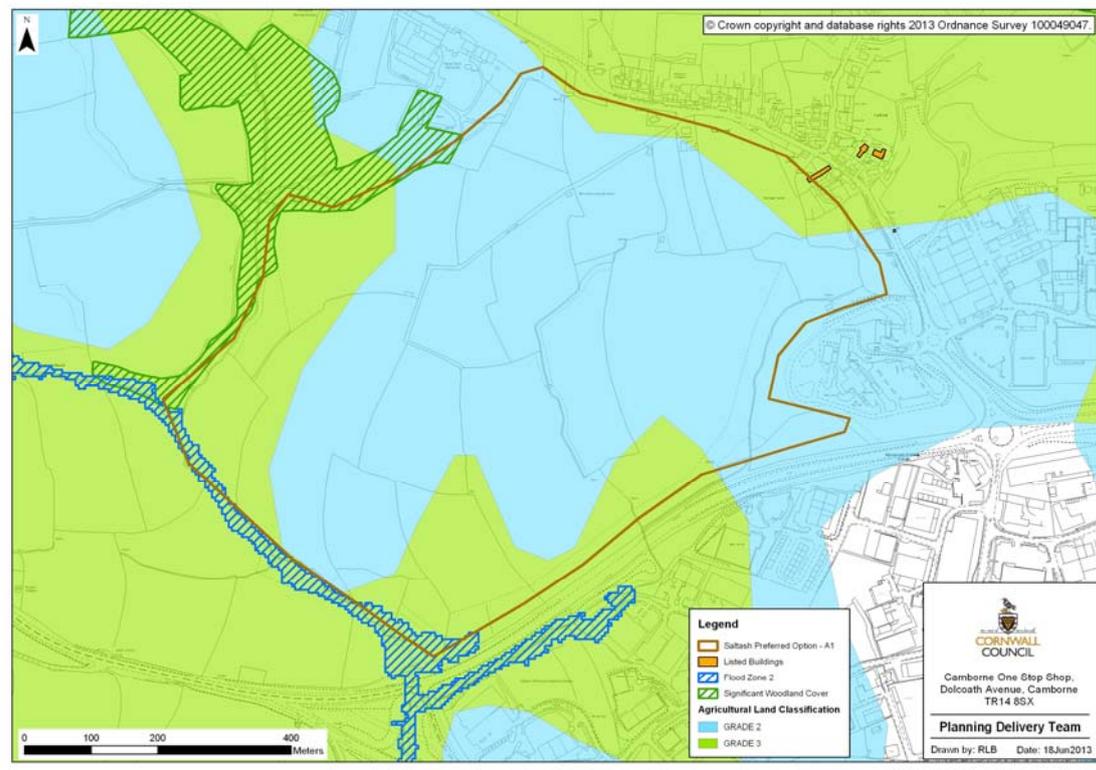
The 11Ha area to the east of the site is currently allocated for employment development within Caradon Local Plan, First Alteration (2007).

Broadmoor: Designations (including Flooding and Agricultural Land Grade)  
An area of significant woodland cover borders part of the site, adjacent to the north western boundary.

A flood zone borders part of the site to the south west boundary.

The majority of the site is classified as benefiting from Grade 2 Agricultural Land.

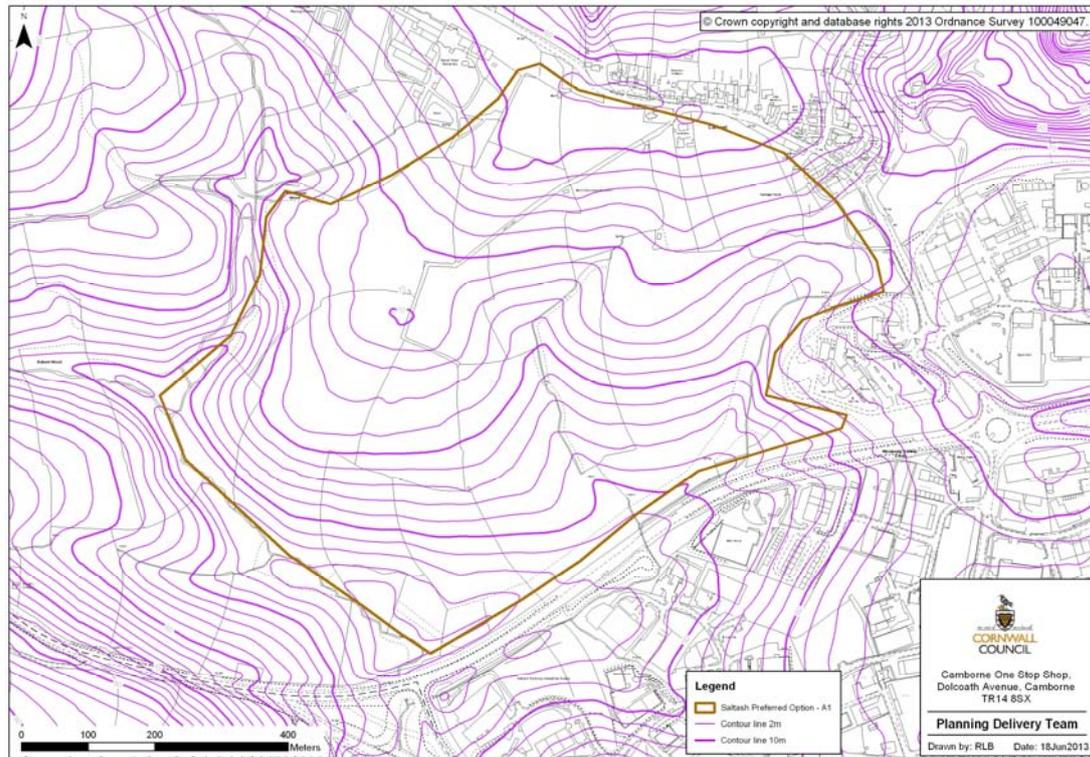
**Figure 2: Designations Applicable to Broadmoor (Saltash Preferred Option – A1)**



### Broadmoor: Topography

Broadmoor's topography is illustrated in Figure 3 below.

**Figure 3: Broadmoor's (Saltash Preferred Option – A1) Topography**



### Broadmoor: Landscape Assessment Results

The landscape assessment for this site concluded that the site would be suitable to accommodate development with some constraints, subject to mitigation.

### Broadmoor: Urban Design Assessment Results

The urban design assessment generated the following observations:

- The site would adjoin primary routes (A388 and A38) giving good local access to public transport into the town centre, however the main issue is the distance (in excess of 1600m) from there.
- Currently a neighbourhood centre (local shops) is situated on the northern boundary of the site, along the A388. A range of other local community facilities are situated south east of the site within the main town. The majority of the site is within 800m of a supermarket.

- The site would protect local woodland and landscape character and border an established flood zone. It is considered that it would maintain local identity and character of existing adjacent settlement.

Overall it was concluded that the site is capable of sustaining a new neighbourhood with adequate scale land capacity to support its own small neighbourhood centre; new primary school and possible public transport (bus) facilities/enhancement and park and ride could be considered.

#### Broadmoor: Land Ownership and Developer Interest

Broadmoor has one landowner and a developer is already acting on their behalf. The developer has been in contact with Cornwall Council and is in the process of agreeing a Planning Performance Agreement (PPA) for the progression of a planning application on this site. It is likely that a planning application will be submitted to Cornwall Council in 2014.

#### Broadmoor: Local Support/Opposition

In response to the consultation of the Preferred Options for a Core Strategy (January – March 2012), over 200 copies of a form letter were submitted to Cornwall Council opposing Latchbrook and proposing that development should be at Broadmoor.

Latchbrook Neighbourhood Association also responded to this consultation, with specific mention of Broadmoor as follows:

*Question CG 8 Are there any other sites that you feel would be more appropriate for employment related development? If so, please state the location, together with the reasons for it being more appropriate than the currently identified sites.*

“Yes, Broadmoor Farm, (A1 and A2) It has been identified for many years as being the most suitable site for expansion and growth in Saltash.”

*Question CG 11 Are there any other sites which you feel would be more appropriate for housing related development? If so, please state the location, together with the reasons for it being more appropriate than the currently identified sites.*

“We feel that the most suitable is Broadmoor Farm.”

*Question CG 12 Do you want the whole of Site A7 to be put forward for development or only the northern section as indicated by the steering group option?*

“We do not want any of A7 to be developed. Broadmoor Farm (A1 and A2) has good connectivity to the town and has always been the preferred site for development.”

At the Pre Submission consultation stage representations were received supporting development at Broadmoor.

Saltash Town Council’s representation made it clear that (they) “*retain strong views on the (in)appropriate sites for development*”, with further

dialogue confirming their view that Broadmoor Farm is their preferred site for future strategic development.

#### Broadmoor: Sustainability Appraisal Findings

The Sustainability Appraisal (SA) of Broadmoor resulted in a positive overall rating<sup>4</sup>. The detailed SA comments for Broadmoor and overall results table are attached as Appendix 1 to this report.

### **Site Review: A4 – Latchbrook**

#### Latchbrook: Employment Potential

The Cornwall Employment Sites Study: Saltash (July 2012) has assessed this site area as two parts (one area to the north of the site and another to the south). The study concluded that the area to the north of the site had greater potential for delivery of employment uses in the medium term (3-10 year timescale), whereas the area of the site to the south, was considered very unlikely to be brought forward for employment use within a 10 year timescale. The study also suggested that potential reconfiguration of the junction of the A38/B271 could create good access.

The TFP sets out that the site is located to the south of the A38, close to existing industrial estates but points out that constraints, including a flood zone running along the eastern boundary of the site and steep topography in places, would limit the level of development that the site can deliver. It states that land located close to the A38 is relatively flat and free from flood zones, so should be prioritised for the development of any employment space.

#### Latchbrook: Designations (including Flooding and Agricultural Land Grade)

The entire site is designated as an Open Area of Local Significance.

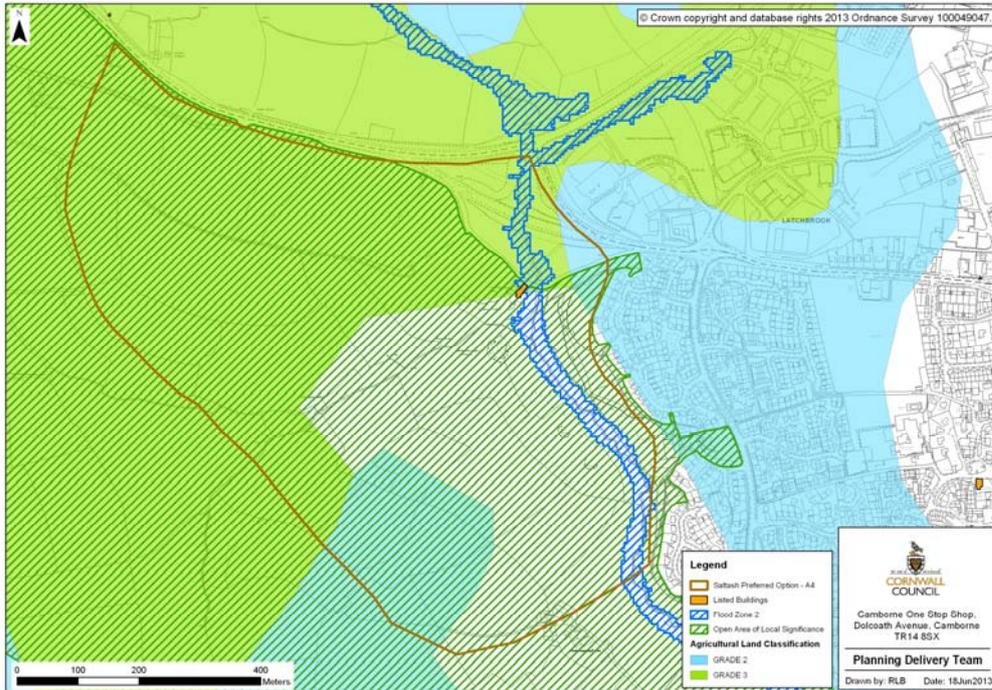
The eastern boundary is a designated flood zone.

The majority of the site (northern section) is classified as benefiting from Grade 3 Agricultural Land, while there are areas of Grade 2 and 4 to the south and south-west respectively.

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<sup>4</sup> This refers to the results of the SA on the Final Town Framework document

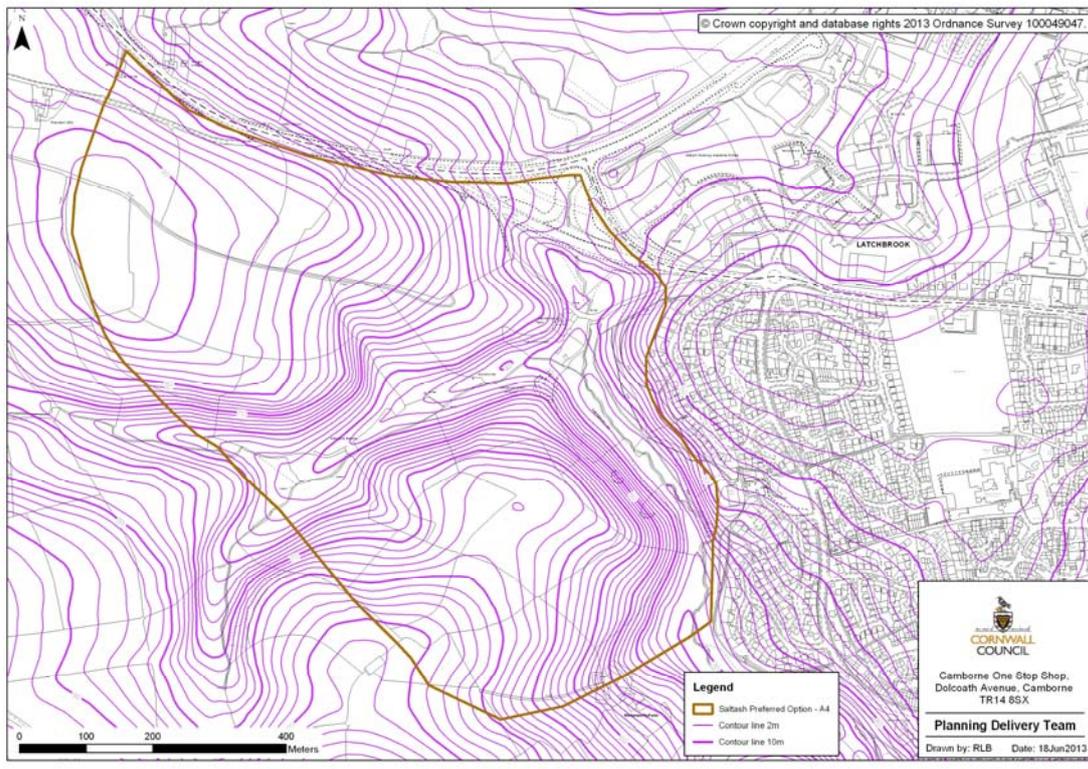
**Figure 4: Designations Applicable to Latchbrook (Saltash Preferred Option – A7)**



Latchbrook: Topography

Latchbrook's topography is illustrated in Figure 5 below.

**Figure 5: Latchbrook's (Saltash Preferred Option – A7) Topography**



#### Latchbrook: Landscape Assessment Results

The landscape assessment for this site concluded that the site would be suitable to accommodate development but with numerous constraints, subject to mitigation.

#### Latchbrook: Urban Design Assessment Results

The urban design assessment generated the following observations:

- The site lacks direct access to town centre, due in part to the valley on the eastern edge of the site and is at a distant location. Access would be via a primary route to north east for vehicles and pedestrians.
- The site is within 1200m of a neighbourhood centre, accessible by both vehicles and pedestrians.
- In terms of whether development of the site would maintain local identity and character of existing adjacent neighbourhoods or settlements, it was noted that the site orientated towards the town on north east facing fields. It sits outside any major landscape constraints however includes steep valley sides. It was viewed that development would have impact on local identity and character of the settlement. The extent of harm to be separately assessed in the landscape appraisal.

Overall it was concluded that the site does have potential to accommodate a new sustainable neighbourhood. Some topographical constraints and Latchbrook stream (to the sites eastern boundary) exist. In addition major new road connections would be necessary.

#### Latchbrook: Land Ownership and Developer Interest

It is understood that the site is in multiple ownership. At the time of writing no pre-application advice has been sought from Cornwall Council in relation to this site, however responses to the Pre Submission stage consultation on the Local Plan indicates that a developer now has an interest in the site.

#### Latchbrook: Local Support/Opposition

In response to the consultation of the Preferred Options for a Core Strategy (January – March 2012), over 200 copies of a form letter were submitted to Cornwall Council opposing Latchbrook and proposing that development should be at Broadmoor. In addition, a petition presenting 163 signatures was received opposing the development of this area.

At this consultation stage Saltash TC made the following comments regarding the site option at Latchbrook:

*Question CG 10 Do you agree with the housing and mixed use sites proposed for Saltash? If you disagree with any of the housing or mixed use sites (that do not already have planning permissions in place), please state which site(s) and your reasons why.*

“Area between the A38 and Burraton Coombe including both north and south parts

The area should be protected from any development because of its great landscape value in relation to the Latchbrook leat valley. This area forms a natural boundary of scenic value to the west of Saltash and because of the steepness and the depth of the valley would have poor access to the core of Saltash and would create flooding problems in Forder due to run off of water.”

*Question CG 12 Do you want the whole of Site A7 to be put forward for development or only the northern section as indicated by the steering group option?*

“We oppose development to both north and south parts of A7 (Latchbrook Leat Valley)”

Latchbrook Neighbourhood Association also responded to this consultation as follows:

*Question CG 10 Do you agree with the housing and mixed use sites proposed for Saltash? If you disagree with any of the housing or mixed use sites (that do not already have planning permissions in place), please state which site(s) and your reasons why.*

“No, we do not. We strongly disagree that A7 is suitable for mixed development due to the topography and the likelihood of flooding in the Forder area. The area is also full of wildlife.”

*Question CG 12 Do you want the whole of Site A7 to be put forward for development or only the northern section as indicated by the steering group option?*

“We do not want any of A7 to be developed. Broadmoor Farm (A1 and A2) has good connectivity to the town and has always been the preferred site for development.”

*Question CG 13a Please identify the name (or location) of the open space that you visit most often on foot from home.*

“Latchbrook Leat, the only green space that serves the people of Latchbrook.”

*Question CG 13c From the following list please tick the two main aspects that appeal to you about this space: (tick two only)*

- “Large open exercise area
- The nature or trees there”

At the later Pre Submission stage consultation, representations of support for the Latchbrook site were received.

Saltash Town Council’s representation at the Pre Submission stage consultation did not refer specifically to sites although it was clear that (they) “*retain strong views on the (in)appropriate sites for development. We will wish to make further representations on this issue before any allocations are made.*” (it is understood by officers that the ‘inappropriate sites’ references included Latchbrook)

## Latchbrook: Sustainability Appraisal Findings

The SA of Latchbrook results in a negative overall rating<sup>5</sup>. The detailed SA comments for Latchbrook and overall results table are attached as Appendix 1 to this report.

The review above indicates that, whilst both sites could potentially be made appropriate and deliverable, the Broadmoor site represents the better performing site, over Latchbrook for potential future development. This review has illustrated that Broadmoor is the more favoured site in terms of:

- Prospects for employment development in the short term;
- Topography;
- Landscape impact (the landscape assessment viewed Broadmoor as requiring fewer constraints than Latchbrook);
- The urban design assessment (Latchbrook had constraints including the need for major new road connections to unlock the site);
- Developer interest – A developer is actively seeking to progress the development of the Broadmoor site with Cornwall Council (although there are now indications of early developer interest in Latchbrook);
- Local Support/Objection – The previous public consultations showed a clear preference within the Community between the two sites. Saltash Town Council have formally opposed Latchbrook but have not formally opposed Broadmoor. From the local community, there were many objections to the Latchbrook site but support for potential development of Broadmoor; and
- SA results demonstrate that Broadmoor scores more positively in sustainability terms than Latchbrook.

## Conclusion

This report has set out the current status of the Saltash TFP and has considered how the information contained within this will likely progress through the plan making procedures within Cornwall Council. Whereas the Saltash TFP did not address the prioritisation of site options this report has begun to consider this. Through examining the work carried out as part of the development of the TFP, together with stakeholder feedback and current levels of developer activity, it is considered by Cornwall Council that, whilst both sites still have the potential for development, the Broadmoor site would be preferable over Latchbrook to accommodate the future growth of Saltash. This report should assist in the progression of Cornwall's Site Allocation DPD and the Saltash Neighbourhood Plan.

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<sup>5</sup> This refers to the results of the SA on the Final Town Framework document

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## Appendix 1

### Sustainability Appraisal of Broadmoor and Latchbrook Sites: Results

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## SA of Sites at Broadmoor and Latchbrook, Saltash – Overall Results Table

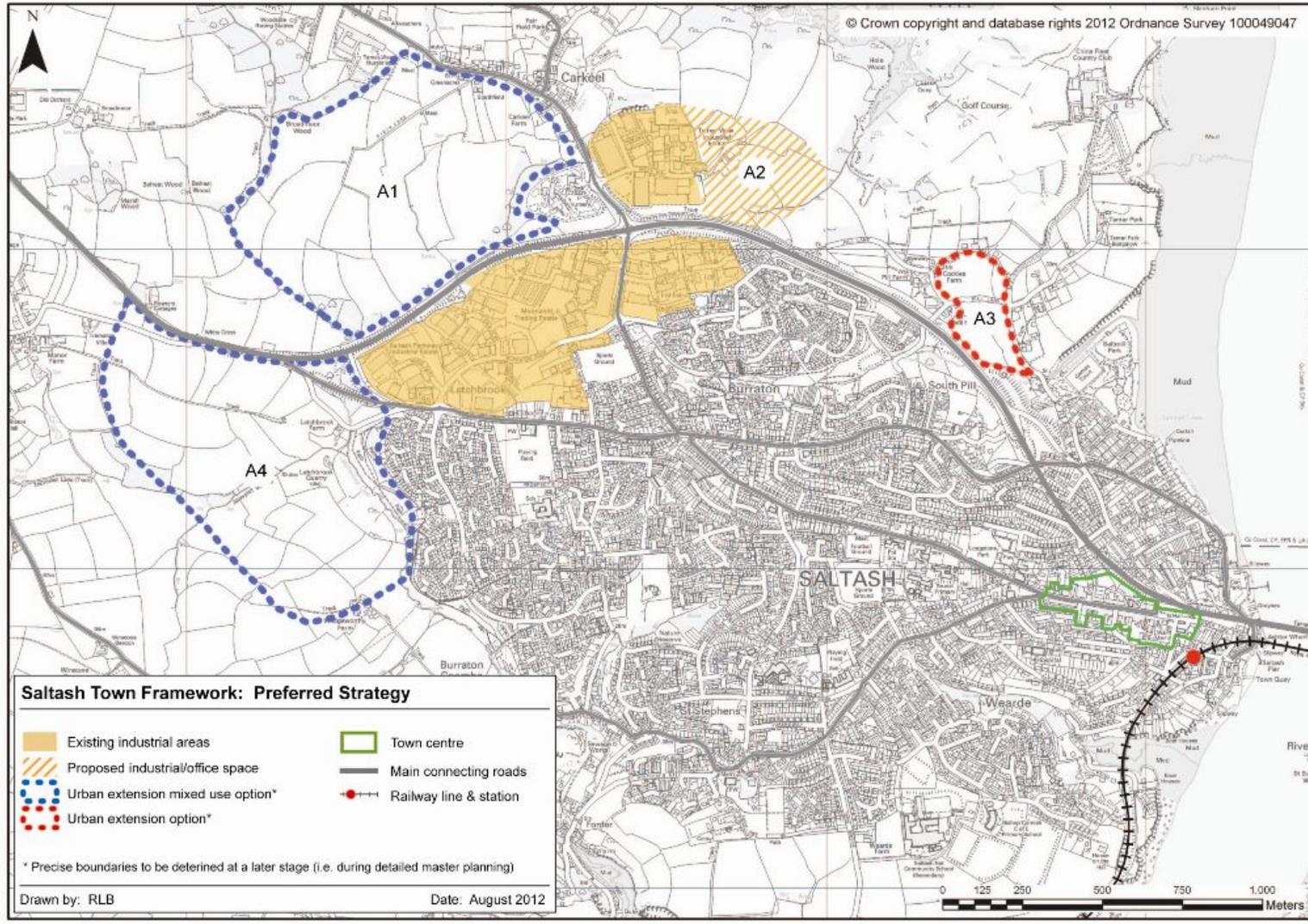
SA criteria	Proposed sites	
	Broadmoor	Latchbrook
<b>ENVIRONMENT</b>		
1: Climate Factors	+/-	-
2: Waste	o	o
3: Minerals and Geodiversity	+	++/-
4: Soil	-	--/+
5: Air	+/-	--/+
6: Water	+/-	-
7: Biodiversity	-	+/-
8: Landscape	+/-	--/+
9: Maritime	+	+/-
10: Historic Environment	-	-
11: Design	++/-	-
Total Environment score (x/33 x 100)	0	-18
<b>SOCIAL</b>		
12: Social Inclusion	+/-	+/-
13: Crime & Anti Social Behaviour	o	o
14: Housing	++	++/-
15: Health, Sport & Recreation	--/+	+/-
Total Social score (x/33 x 100)	3	3
<b>ECONOMIC</b>		
16: Economic Development, Regeneration & Tourism	++	+
17: Education & Skills	+/-	+/-
18: Transport & Accessibility	+	+/-
19: Energy	++/-	--/+
Total Economic score (x/33 x 100)	12	0
<b>TOTAL SCORE</b> (%economic + %social + %environmental / 3) = SCORE	5	-5

Key	Very Negative Effect	Negative Effect	More Negative than Positive	Positive and Negative Effects	Neutral	Uncertain Effects	More positive than Negative	Positive Effect	Very Positive Effects
	--	-	--/+	+/-	0	?	++/-	+	++

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Saltash Town Framework  
A1 Broadmoor Farm

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LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p><b>1. Climatic Factors</b></p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	<p>The site is of significant size, however large areas of land are some distant from the town centre and pedestrian access is severed by the A38 (-)</p> <p>Development of the site could however incorporate a park and ride site and other means to encourage sustainable travel, thereby helping to minimise any increase in greenhouse gas emissions (+)</p> <p>General aspect of the site is south /south east, therefore there is a possibility for solar power. (+)</p> <p>Heat Mapping analysis concluded that there is no potential for a District Heating Scheme. (-)</p>	
<p><b>2. Waste</b></p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or land filled?</p> <p>b) Will it increase levels of composting or anaerobic digestion?</p> <p>c) Has space for storage of recycled materials been planned for?</p> <p>d) Will it reduce the waste management industry's contribution to climate change?</p>	<p>Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled. (o)</p>	<p>New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option.</p>
<p><b>3. Minerals and Geodiversity</b></p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate,</p>	<p>The whole site is outside any mineral consultation area. (+)</p> <p>The site is not in proximity to a County Geology (RIGS) site (+)</p>	

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>enhance geological conservation interests in the county?</p> <p>d) Will mineral working impact on designated land?</p>		
<p>4. Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall?</p> <p>b) Will it avoid development that leads to the loss of productive soil?</p>	<p>The site is primarily grade 2 agricultural land with a smaller proportion at grade 3. If developed there would be a loss of productive soil. (-)</p> <p>The site is currently farmed - predominantly pasture with some arable. (-)</p>	<p>The proposed site could include new allotments</p>
<p>5. Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve.</p> <p>a) Will it reduce pollution including greenhouse gas emissions?</p> <p>b) Will it maintain or improve air quality in Cornwall?</p>	<p>Any development will have an impact on air pollution the extent to which can be minimised through careful design and construction (+/-).</p> <p>The land is level/gently undulating and therefore will not encourage the build up of polluted air settling within valleys (+/-).</p> <p>Severance from town could encourage car use, however the proposed site is large enough to sustain large neighbourhood centre, as well as possibility for park and ride scheme/sustainable transport infrastructure which could serve to minimise vehicular trips. (+/-)</p>	<p>The extent of air pollution resulting from the proposal can be minimised through careful design and construction</p>
<p>6. Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and coastal erosion.</p> <p>2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use?</p> <p>a) Does the proposal reduce, or avoid increasing the risk of flooding overall?</p> <p>b) Does the proposal reduce the overall demand for water?</p> <p>c) Will the proposal provide for greater integrated water catchment management and strengthen</p>	<p>Most of the site does not fall within a Flood Zone however there are areas of Flood zones 2 &amp; 3 along a water course on the south west boundary of the site. (+/-)</p> <p>Development will increase the overall demand for water but this increase in demand is not as a result of specific development in this specific location.</p>	<p>Development will have potential negative impacts on water related issues, however appropriate implementation of SUDS can mitigate these issues.</p>

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>links between habitats to increase the likelihood of adaptation to climate change?</p> <p>d) Will the proposal increase the risk of water pollution events?</p>		
<p><b>7. Biodiversity</b></p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</p> <p>a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas?</p> <p>b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)?</p> <p>c) Does it protect not only designated areas but also of wildlife interest everywhere?</p> <p>d) Will it encourage the provision of new or improved wildlife habitats?</p>	<p>The site contains the fringes of Broadmoor Wood which is a BAP habitat and a Cornwall Wildlife Site. There are also a few mature hedgerows within the site. (-)</p>	<p>Development in this area could be accompanied by the provision of some wildlife habitats and these could be an improvement to some areas within the site however overall provisions would be unlikely to improve what already exists.</p>
<p><b>8. Landscape</b></p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	<p>The landscape assessment concluded that the site has a moderate landscape value and that it would be suitable to accommodate development with some constraints, subject to mitigation (+/-).</p> <p>In arriving at this conclusion the landscape assessment considered that development of the site would have both a moderate visual impact on the landscape (+/-) and a moderate impact on the landscape character of the area surrounding (+/-).</p>	<p>Mitigation will be required if the site option is developed and this will be looked at in more detail at a later stage to reduce harm to the higher quality landscape in particular.</p>

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>9. Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	<p>The site will not impact on the marine environment. (+)</p>	<p>Any development will require careful mitigation</p>
<p>10. Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>	<p>There are a few listed buildings along the northern boundary and historic field patterns near Carkeel. (-)</p> <p>The site contains any 3 features recorded on the Cornwall Sites and Monuments Register. These are a prehistoric round, an iron age round and a medieval field system (-)</p> <p>The site is classed partly as Farmland Medieval (-).</p> <p>Development of the land around Carkeel is likely to have a negative impact on its local character and identity. (-)</p>	
<p>11. Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and</p>	<p>The site is largely gently undulating which should not hinder sustainable design. (+)</p>	

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	<p>Two good primary routes along the northern and southern boundaries should allow more linkages with public transport.</p> <p>The open nature of the site and presence of a woodland/ wildlife site means, developers would need to carefully design around them. (+/-)</p>	
<p>12. Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	<p>The site is segregated from the town by the A38, but is of significant magnitude to contain a good size neighbourhood, it therefore could improve access to and provision of additional services and facilities, however its location is not within good proximity to the some existing facilities. (+/-)</p>	
<p>13. Crime &amp; Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>	<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p>	
<p>14. Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p>	<p>The site is large enough to sustain a new neighbourhood centre, where a substantial amount of housing could be delivered (+).</p> <p>Contributions to affordable housing can be more substantial the larger the development area. The land is level / gently undulating in the northern half of the site but falls to the south – minimising development costs and there are no real topographical constraints in this area so this will help to maximise the opportunity of developing an optimum quantity and mix of</p>	

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	<p>development (+).</p> <p>Delivery of dwellings on this site would have positive effects on the delivery of affordable housing with 577 households (at April 2012) with a local connection to Saltash in housing need. (+)</p>	
<p>15. Health, Sport and Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	<p>The site is unlikely to be conducive to encouraging walking or cycling to schools and the Town Centre, although it is more likely to encourage walking or cycling to the employment areas. However there is good access to the surrounding open countryside and public footpath network which will promote health, sports and recreation benefits. (+/-)</p> <p>The site is some distance from existing health facilities. (-)</p> <p>The site is some distance from existing open space (-)</p> <p>The site is some distance from existing recreation facilities (-)</p> <p>The site is of a size to possibly incorporate new recreation/ open space within its development (+)</p> <p>It is estimated that up to an additional GP will be required to cater for the growth in population.</p>	
<p>16. Economic Development, Regeneration and Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p>	<p>The Employment Sites Study (2012) assessed the eastern side of the site as being deliverable for employment uses in the short term (1-3 year timescale) (++), whilst the remainder of the site was considered deliverable in the medium term (3-10 year timescale) (+)</p> <p>The site is proposed for mixed use development and is large enough to sustain substantial amount of economic development. There is already an</p>	

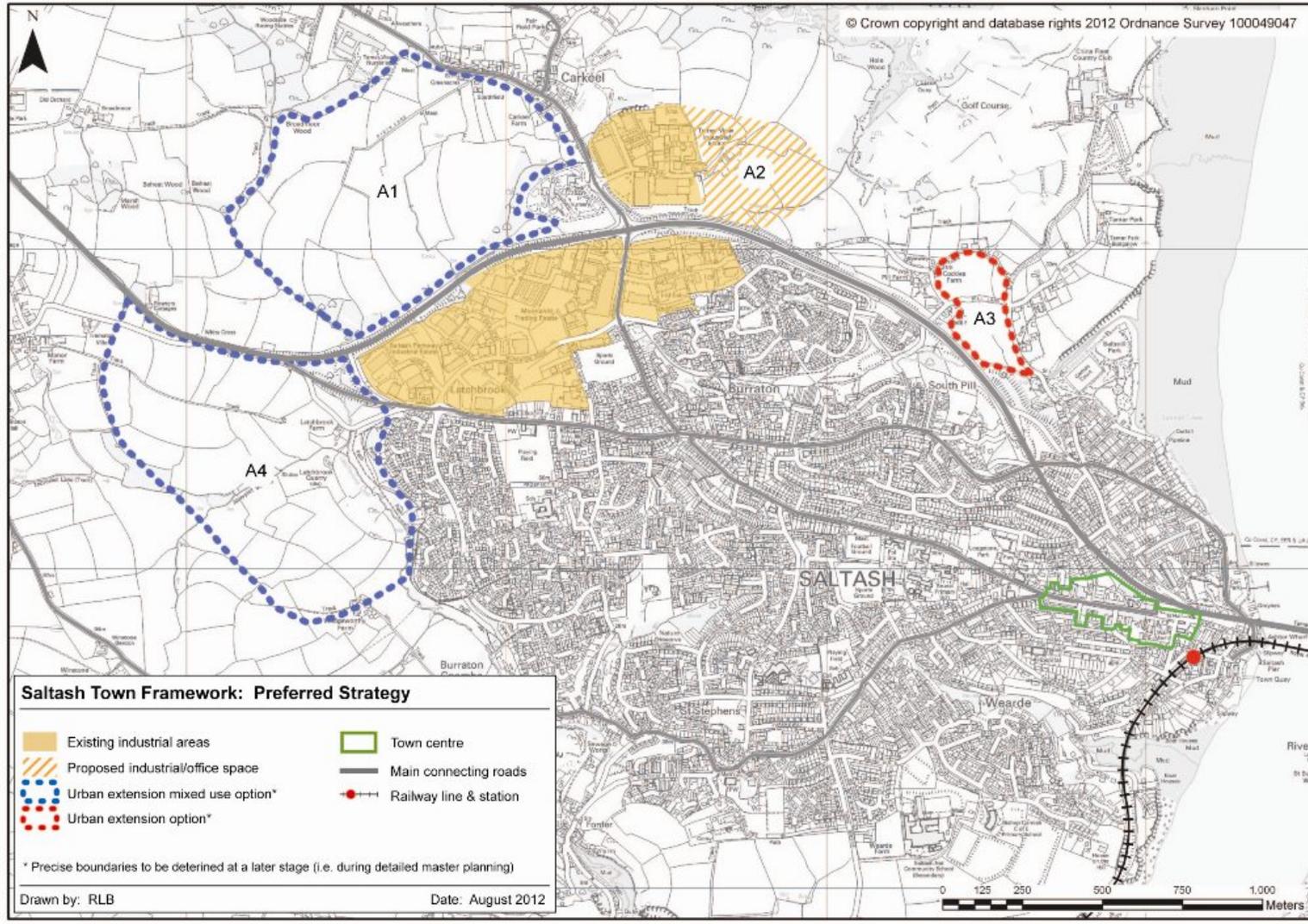
LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	<p>employment designation (11ha) within site – Eastern corner. (++)</p> <p>The site is in very close proximity to several existing industrial sites and has good vehicular access to the strategic transport network. (++)</p> <p>It is a substantial site which could provide opportunity to improve links with the town centre (park and ride scheme) and fund regeneration projects within town. (+)</p> <p>The site is of sufficient size to sustain a substantial amount of growth, which could include tourism development and visitor accommodation. (+)</p>	
<p>17. Education &amp; Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</p> <p>a) Will it help improve the qualifications and skills of young people?</p> <p>b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)?</p> <p>c) Will it help increase the County's skilled and professional workforce?</p> <p>d) Will it support a viable future for rural communities?</p> <p>e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts?</p> <p>f) Will it increase accessibility to training facilities?</p>	<p>Saltash currently has four primary schools and one secondary school at which there are spare capacity by 2014. It is likely, however, that due to the location of the site, a new primary school would be needed as part of a new neighbourhood centre. (+/-)</p> <p>The site is not in proximity to the local secondary school (-)</p> <p>The Infrastructure Delivery Plan will assess future infrastructure requirements and it will be important for the next stage of the Framework to set out future education requirements in relation to a proposed level of growth and sites.</p> <p>The site is of a size and convenient location that could offer an opportunity to improve the towns training and/or educational facilities. (+)</p>	
<p>18. Transport and Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary</p>	<p>The site is conveniently located for some local facilities in comparison to other areas although it is distant from the town centre (+-).</p> <p>Development of the site would sustain a good size new neighbourhood centre. Well located to existing employment and primary routes (++)/-)</p> <p>The site is served on two sides by primary routes to the town. The site is very close to several existing</p>	

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	<p>industrial sites, supermarkets and an existing and would reduce the need to travel. (+)</p> <p>Large areas of the site are a considerable distance from the town centre and access is severed by the A38. Development of the site would have to look to cross the A38. (-)</p> <p>Development of site would have to look at ways to increase connectivity between site and the town.</p> <p>The site has the ability to contain a Park and ride scheme and a new neighbourhood centre, which would help to reduce the amount of vehicular traffic and impacts on the Carkeel Roundabout (already at/ close to capacity). (+)</p> <p>The development of the entire site could provide linkages where public transport services could be encouraged to operate and where other sustainable modes of travel could also be encouraged. (+)</p>	
<p>19. Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies?</p> <p>c) Will it help reduce fuel poverty?</p> <p>d) Will it encourage local energy production?</p>	<p>Heat mapping does not suggest that there is any potential for a District Heating Scheme, however, it does not take account of the industrial land and so further investigation is needed. (+/-)</p> <p>General aspect of site is south /south east, therefore there is possibility for solar power. (+)</p>	

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Saltash Town Framework  
A4 Latchbrook

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LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p><b>1. Climatic Factors</b></p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	<p>The site is of significant size, however it is remote from the town centre and most facilities with no direct access for either pedestrian or vehicular (-).</p> <p>In comparison to some other site options, it offers a location and topographical constraints which will be unlikely to optimise use of more sustainable modes of transport, thereby will not minimise any increase in greenhouse gas emissions (-).</p> <p>Land falls increasingly steeply west–east to form a valley along the eastern boundary. The valley forms a barrier to town and contains a flood zone. (-)</p> <p>The general aspect of site is east, therefore there is limited opportunity for solar power. (-)</p> <p>Heat Mapping Analysis concluded that the site has some potential to support a District Heating scheme but with some limitations/constraints. (+/-)</p>	
<p><b>2. Waste</b></p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or land filled?</p> <p>b) Will it increase levels of composting or anaerobic digestion?</p> <p>c) Has space for storage of recycled materials been planned for?</p> <p>d) Will it reduce the waste management industry's contribution to climate change?</p>	<p>Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled. (o)</p>	<p>New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option.</p>
<p><b>3. Minerals and Geodiversity</b></p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of</p>	<p>The whole site is outside any mineral consultation area, however there is a mineral consultation area to the south of the site (+/-).</p> <p>The site is not in proximity to a County Geology (RIGS) site (+)</p>	

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p> <p>d) Will mineral working impact on designated land?</p>		
<p>4. Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall?</p> <p>b) Will it avoid development that leads to the loss of productive soil?</p>	<p>The site contains mainly agricultural grades 3 &amp; 4 with a small amount of grade 2. So if developed would lead to a loss of productive soil; however it is currently used for pasture with some marsh and woodland. (--/+)</p>	<p>The proposed site could include new allotments</p>
<p>5. Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve.</p> <p>a) Will it reduce pollution including greenhouse gas emissions?</p> <p>b) Will it maintain or improve air quality in Cornwall?</p>	<p>Any development will have an impact on air pollution the extent to which can be minimised through careful design and construction (+/-).</p> <p>The site contains two steep sided valleys. Polluted air could settle within these, however, overall effects difficult to determine at this stage as impact can be minimised through careful design and construction. (-)</p> <p>The site is distant from the town centre which could encourage car use, but the site is large enough to sustain large neighbourhood centre. (+/-)</p>	<p>The extent of air pollution resulting from the proposal can be minimised through careful design and construction</p>
<p>6. Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and coastal erosion.</p> <p>2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use?</p> <p>a) Does the proposal reduce, or avoid increasing the risk of flooding overall?</p> <p>b) Does the proposal reduce the overall demand</p>	<p>Flood zone along the eastern boundary along bottom of the valley (Latchbrook Leat). (--)</p> <p>The site has very little level ground – slopes could cause problems with runoff. (-)</p> <p>Development will increase the overall demand for water but this increase in demand is not as a result of specific development in this specific location. (-)</p>	<p>Development will have potential negative impacts on water related issues, however appropriate implementation of SUDS can mitigate these issues.</p>

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>for water?</p> <p>c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change?</p> <p>d) Will the proposal increase the risk of water pollution events?</p>		
<p><b>7. Biodiversity</b></p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</p> <p>a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas?</p> <p>b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)?</p> <p>c) Does it protect not only designated areas but also of wildlife interest everywhere?</p> <p>d) Will it encourage the provision of new or improved wildlife habitats?</p>	<p>The site does not contain any Cornwall Wildlife Sites, BAP woodland or Sites of Special Scientific Interest designations. (+)</p> <p>There are woodland fringes in the western half of the site and towards the bottom of the valley (-).</p>	<p>Development in this area could be accompanied by the provision of some wildlife habitats and these could be an improvement to some areas within the site however overall provisions would be unlikely to improve what already exists .</p>
<p><b>8. Landscape</b></p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of</p>	<p>The site is covered by a local designation (open area of local significance). Development of whole site would be a large extension, which would affect local identity and character of the area. (-)</p> <p>The landscape assessment concluded that the site has a moderate/high landscape value (--/+).</p> <p>In arriving at this conclusion the landscape assessment considered that development of the site would have a moderate visual impact on the landscape (+/-) and a moderate/high impact on the landscape character of the area surrounding (--/+).</p>	<p>Mitigation will be required if the site option is developed and this will be looked at in more detail at a later stage to reduce harm to the higher quality landscape in particular.</p>

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>development to respect and improve landscape character and the landscape setting of settlements?</p>		
<p><b>9. Maritime</b></p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	<p>The site is not near the coast; however, it has flood zones running along its eastern boundary (Latchbrook Leat) which feed into Forder Lake (part of the estuary). It is too early to determine effect at this stage. (+/-)</p>	<p>Any development will require careful mitigation</p>
<p><b>10. Historic Environment</b></p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>	<p>The site contains 4 features recorded on the Cornwall Sites and Monuments Register. These are 3 medieval quarries and a medieval settlement at Latchbrook (-)</p> <p>The site is covered by an open area of local significance. The valley is used by walkers and horse riders (-).</p> <p>The site is classed as Farmland Medieval (-).</p> <p>Development is likely to have a negative impact on local character and identity to the town. (-)</p>	

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>11. Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	<p>Land falls increasingly steeply west-east to form a valley along the eastern boundary, forms barrier to town and contains flood zone. Topography is likely to impede the sustainable design and development of the area. (-)</p> <p>The site has far reaching views - development would have to take account of this, which could influence the cost of the development The above is likely to hinder and increase cost of development. (-)</p> <p>Development likely to have negative impact on local identity and character of area. (-)</p>	
<p>12. Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	<p>The site overall is of a size to sustain a new neighbourhood, therefore it could improve access to and provision of additional services and facilities, however its location is not within good proximity to the majority of existing facilities. (+/-)</p>	
<p>13. Crime &amp; Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>	<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p>	
<p>14. Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration</p>	<p>The site is of significant size to sustain a new neighbourhood and a substantial amount of housing. (+)</p> <p>Contributions to affordable housing can be more substantial the larger the development area. The site contains steep land and two valleys, one of which</p>	

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	<p>forms barrier to town and contains flood zone. Topography and limited connectivity options are likely to impede the mix of development and level of affordable housing delivered by the site. (-)</p> <p>Valley and flood zone along eastern boundary would hinder development and probably should form open green space between town and any new development.</p> <p>Delivery of dwellings on this site would have positive effects on the delivery of affordable housing with 577 households (at April 2012) with a local connection to Saltash in housing need. (+)</p>	
<p>15. Health, Sport and Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	<p>The site is unlikely to be conducive to encouraging walking or cycling to schools and the Town Centre, although it is more likely to encourage walking or cycling to the employment areas. However there is good access to the surrounding open countryside and public footpath network which will promote health, sports and recreation benefits. (+/-)</p> <p>The site is some distance from existing health facilities. (-)</p> <p>It is estimated that up to an additional GP will be required to cater for the growth in population.</p> <p>The site is around 800m from sport pitches and open green space. Access to the site is via narrow country lanes (-).</p> <p>The site is of a size to possibly incorporate new recreation/ open space within its development. (+)</p> <p>The valley along the eastern boundary of the site is a popular walk thus could be used by people in the new development (+).</p>	
<p>16. Economic Development, Regeneration and Tourism</p>	<p>The Employment Sites Study (2012) assessed the northern part of the site as being deliverable for employment uses in the medium term (3-10 year</p>	

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p><b>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</b></p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	<p>timescale) (+), whilst the remainder of the site was considered very unlikely to be brought forward for employment uses within a 10 year timescale (+/-)</p> <p>Potential reconfiguration of the junction of the A38/B271 could create good access (+/-)</p> <p>The majority of the site is within 800m of existing industrial sites (+)</p> <p>The site would be promoted for mixed development and is significant size to support employment opportunities. (+)</p> <p>It is a substantial site which could provide opportunity to improve links with the town centre and fund regeneration projects within town. (+)</p> <p>The site could contain retail/service based employment to help increase the provision on that side of town. (+)</p> <p>The eastern edge of the site adjoins a popular walk along the western side of Saltash and the site offers good views over Saltash. These attractions could be used to attract tourism into the area; however development of site could also detract from them. (+/-)</p> <p>The site is of sufficient size to sustain a substantial amount of growth, which could include tourism development and visitor accommodation. (+)</p>	
<p><b>17. Education &amp; Skills</b></p> <p><b>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</b></p> <p>a) Will it help improve the qualifications and skills of young people?</p> <p>b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)?</p> <p>c) Will it help increase the County's skilled and professional workforce?</p>	<p>Saltash currently has four primary schools and one secondary school at which there are spare capacity by 2014. It is likely, however, that due to the location of the site, a new primary school would be needed as part of a new neighbourhood centre. (+/-)</p> <p>The site is not in proximity to the local secondary school (-)</p> <p>The Infrastructure Delivery Plan will assess future infrastructure requirements and it will be important for the next stage of the Framework to set out future education requirements in relation to a proposed level</p>	

LDF SA Objectives	Impacts of proposal	Proposed mitigation measures
<p>d) Will it support a viable future for rural communities?</p> <p>e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts?</p> <p>f) Will it increase accessibility to training facilities?</p>	<p>of growth and sites.</p> <p>The site is of a size and convenient location that could offer an opportunity to improve the towns training and/or educational facilities. (+)</p>	
<p><b>18. Transport and Accessibility</b></p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	<p>The site borders the town but is some distance away from key services, however it is close to existing employment sites. (+/-)</p> <p>Development of the site would sustain a good size new neighbourhood centre. Well located to existing employment and primary routes (+ +/-)</p> <p>Development of site would have to look at ways to increase connectivity between site and the town.</p> <p>The A38 runs along northern boundary and offers access to the town centre for vehicles. However creation of the necessary road infrastructure within the site as well as linking the site to the town would have significant costs. (+/-)</p> <p>Development of whole site could provide linkages where public transport services could be encouraged to operate, although the topographical constraints could limit means to encourage non-vehicular modes of sustainable travel. (+/-)</p>	
<p><b>19. Energy</b></p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies?</p> <p>c) Will it help reduce fuel poverty?</p> <p>d) Will it encourage local energy production?</p>	<p>Heat Mapping Analysis concluded that the site has some potential to support a District Heating scheme but with some limitations/constraints. Does not take into account the proximity of the industrial estate - the area should be further investigated (+/-)</p> <p>General aspect of site is east, therefore there is limited opportunity for solar power. (-)</p>	

DRAFT

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