

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 132  
held on Wednesday 12th December 2018 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town : Saltash West) (DY)  
 David Bennett (SWRA and Essa Cycling) (DB)  
 Mike Hocking (N&M Pill Neighbourhood Association) (MH)  
 John Percil (Latchbrook Neighbourhood Association) (JP)  
 Steve Besford-Foster (Consultant Plan Support) (SB-F)  
 William Holman (N&M Pill Landowners Consortium) (WH)

**Apologies:-** Cllr. Derek Holley (County : Saltash East) (DH)  
 Cllr. Jean Dent (Town : Saltash West) (JD)  
 Adrian White (Saltash Environmental Action) (AW)

The meeting was not recorded.

Minute No.	Item	Action
878.	<b>Declaration of Interest.</b> A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
879.	<b>Minutes of Meeting 131.</b> WH to chase up on the Green Spaces Assessment with AW.	<b>WH</b>
880.	<b>SNP Consultation Draft : Cornwall Council Screening Report</b> The Steering Group considered a four page note prepared and tabled by SB-F. The following matters discussed and agreed. <ol style="list-style-type: none"> <li>1. SB-F believed that there had been a misunderstanding and misinterpretation by CC of what had been written and what had been meant in relation to the development boundary issue. It was evident that the wording could be modified to address this and hence overcome the need for a full Strategic Environmental Assessment (SEA) and full Habitat Regulation Assessment (HRA). His opinion set out in Paragraph 12 of his note justified this opinion.</li> </ol> <p><i>12. P.22 The report concludes that            'The screening assessment in section 4.2, identifies that there will be Likely Significant Effects on European Sites arising from the Saltash Parish NDP in combination with other development in the area. It concludes that HRA will be required to deal with surface water run off impacts on the European sites' - This evidently has been included to satisfy EN which asserts 'that there may be other likely effects from development within the development boundary of Saltash via other pathways, for instance via run-off. The development boundary of Saltash abuts the boundary of the SAC and the SPA, extending within the estuary in places. We have to assume that the development boundary provides a presumption for development within the boundary.'</i></p> <p><i>This assumption is unfounded. The text associated with NPI make the purposes of the boundary clear, and do not imply in any way that there is any form of presumption for development, other than that which applies generally under NPPF. Furthermore, in the analysis of the Saltash NDP in the Screening Opinion CC say that it 'does not propose large scale growth in</i></p>	

	<p><i>order to meet the Local Plan housing target.... and ‘....the actual level of proposed development within the NDP is very small: NDP Policy NP1 proposes a development boundary at Saltash and the supporting evidence to this policy .... sets out useful information demonstrating that, although there appears to be large gaps in this, the NDP does not facilitate development in these locations’ i.e. it does not facilitate development in any way beyond the existing presumption in favour of sustainable development that could generate additional run-off. Clearly therefore EN’s assumption is unsound. To meet ENs objection we could simply delete the development boundary, which would have no effect on the likelihood of development in the built up area, but would render additional development more likely in areas adjoining the built up area, so producing the very issue that EN fear.</i></p> <p><i>If it's simply a matter of the boundary being unclear vis-a-vis the SPA/SAC, then it would be much easier to correct that at this consultation draft stage than proceed to SEA.</i></p> <p>2. It was agreed that SB-F prepare a letter to Cornwall Council based upon the content of his note for approval by the Chairman. The letter would include a request for a meeting to discuss matters if required.</p> <p>3. It was also agreed that if the conclusion reached from 2. above was the need for a full SEA and HRA, then DY and SB-F were given approval to make an application to “Locality” to commission and grant fund (e. £6k)independent assessments.  “Locality is the national membership network supporting local community organisations to be strong and successful.”</p> <p>4. SB-F advised that should the SEA and HRA assessments be required that their preparation would not delay the Reg. 14 public consultation.</p> <p>5. The Steering Group then went through the detailed comments made by CC of the Consultation Draft. Responses were recorded on a spreadsheet. Responses up to and including Chapter 6 were completed.</p>	<p><b>SB-F DY</b></p> <p><b>SB-F DY</b></p>
881.	<p><b>Cornwall Site Allocations DPD : Saltash Update.</b>  Still no update from Inspectors. The web-site continued to display the following :-</p> <p>The Site Allocations DPD Proposed Modifications Consultation has now ended and the comments have been submitted to the Inspectors for review. Further information will be available soon.</p>	
882.	<p><b>Any Other Business.</b></p> <p>None.</p>	
883.	<p><b>Date of Next Meeting.</b>  Steering Group : Wednesday 19<sup>th</sup> December 2018, The Guildhall at 6.00pm.</p>	<p><b>ALL</b></p>

**The meeting ended at 8.02 pm.**

**Minutes of Steering Group meetings together with extensive information on the preparation of The Saltash Neighbourhood Plan can be found at [plan4saltash.co.uk](http://plan4saltash.co.uk)**

**Circulation List (General Data Protection Regulation EU 2016/679 compliant.)**  
 (Names in ***Bold Italics*** denote an elected member of the Steering Group.)

<i>Cllr. David Yates</i>	<i>Saltash West (STC)</i>	Alex Sharpe	China Fleet Country Club
<i>Cllr. Jean Dent</i>	<i>Saltash West (STC)</i>	Cllr. Sam Tamlin	Saltash West (CC)
<i>Cllr Derek Holley</i>	<i>Saltash East (CC )</i>	Adrian White	Saltash TC Tree Warden
<i>Mike Hocking</i>	<i>N&amp;M Pill Neighbourhood Assoc'n</i>	Ray Lane	Town Clerk
<i>John Percil</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Roger Fursier	Forder Comm & Consvn. Assocn.
<i>Denise Watkins</i>	<i>Waterfront Residents Assoc@n</i>	Catherine Thomson	CC Community Network Manager
<i>William Holman</i>	<i>N&amp;M Pill Landowner Consortium</i>	Jacky Swain	CEG Ltd. (Broadmoor Farm)
<i>Jane Hamlyn</i>	<i>Architect &amp; Pillmere Resident</i>	Peter Ryland	Chamber of Commerce & CIC
<i>David Bennett</i>	<i>SWRA &amp; Essa Cycling</i>	<i>Ian Taylor</i>	<i>Port View Estate</i>
Steve Besford-Foster	Consultant Plan Support		

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