

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 72
held on Thursday 16th March 2017 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 Robert Taylor (Persimmon Homes) (RT)
 Ian Taylor (Port View Estate) (IT)
 Steve Besford-Foster (Consultant) (SB-F)
 William Holman (N&M Pill Landowners Consortium) (WH)

Apologies:- Cllr. Derek Holley (Town & County : Saltash East) (DH)

The meeting was not recorded.

Minute No.	Item	Action
489.	Declaration of Interests. Declaration of Interests were recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill and Robert Taylor with regard to Persimmon Homes pecuniary interest in a development project at Latchbrook.	
490.	Minutes of Meeting 71. The Minutes of Meeting 71 were approved.	WH
491.	Matters Arising from Minutes of Meeting 71. 1. Minute 487.1 - Park and Ride Proposal DY reported on the recent meeting with Cornwall Council. There was a distinct lack of information forthcoming, other than the aim of the project was to reduce traffic flows into Plymouth over the bridge. No details were available on where any P&R facility would be or who it would serve. It was known that the traffic capacity of the bridge was higher than the eastbound A38 capacity. WH to check the minutes of the Tamar Bridge Joint Committee for more details.	WH
492.	Policy Writing Review. 1. The attached summary of responses from the survey of Estate Agents was considered. The following comments arose in discussion. a) Qu.3 – How is the Saltash Market affected by Plymouth? Does Plymouth now offer more for your money than Saltash ? More variety available across the City. How do we respond ? b) Qu.12 – Other Points ? The New Homes comment struck a chord with the views of the Saltash Community Interest Company vision of a “Garden suburb of Plymouth.” Does Saltash want to remain an “ <i>little town</i> ” or exploit ... “ <i>its fantastic rural and water landscape which could create an outstanding basis for becoming the up-market settlement serving Plymouth ?</i> ”	

	<p>The redevelopment of the waterfront being examined by the Coastal Communities Team : Saltash echoed this assessment. It was agreed that the Strategic Vision for the Town should be revisited.</p> <p>2. The Draft “Housing” policy paper was reviewed. An annotated version is attached.</p> <p>3. The Draft Heritage and Built Environment Policy Document previously circulated would be the subject of the next meeting.</p>	<p>DY/SBF</p> <p>ALL</p>
493.	<p>Any Other Business.</p> <p>1. The Plymouth and South West Devon Joint Local Plan. After two engagement phases on the Joint Local Plan last year it was approved by Plymouth City Council, South Hams District Council and West Devon Borough Council during February and March 2017. This means the final consultation before the Plan is submitted for public examination has begun.</p> <p>The final consultation on the JLP is called the ‘Pre-submission Regulation 19 consultation’ and runs for 6 weeks from 15 March to midnight 26 April 2017.</p> <p>It is understood that Neighbouring Authorities including Saltash will be involved in this process.</p>	
494.	<p>Date of Next Meetings.</p> <p>Steering Group – Wednesday 29th March 2017, The Guildhall at 5.00pm.</p> <p>Steering Group – Tuesday 4th April 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Tuesday 11th April 2017, The Guildhall at 6.00pm.</p>	<p>ALL</p>

The meeting ended at 20.12 pm.

Post meeting Note from the Chairman.

An article in a recent edition of The Times

20 best places to downsize in Britain

Day five: Take a tour of these popular locations for buying a smaller home think to the Times article on downsizing.

<http://www.thetimes.co.uk/article/20-best-places-to-downsize-in-britain-bpdhqckhw>

1 Saltash, Cornwall

1 Saltash, Cornwall

Saltash is an accessible Cornish coastal town, making it perfect for the active downsizer. Known as the gateway to Cornwall, this small town lies across the River Tamar from Plymouth and has decent shopping, including a Waitrose. Saltash has history (the house of Mary Newman, Sir Francis Drake’s

wife, is a museum) and plenty to do, with a golf course at the nearby Whitsand Bay Hotel, and moorings and water sports at the Saltash Sailing Club.

House prices Bungalows with river views sell for about £200,000, and larger detached homes for about £250,000. There are some beautiful Arts and Crafts homes for less than £1 million. The average house price is £201,253.

DY - Not sure why Whitsand Bay is mentioned?

I think it would not be difficult to find golf courses a bit closer than Whitsand Bay too, for example CFCC.

DRAFT

Housing Market Assessment February 2017

Part 1 General Market Assessment

1. What attracts people to move to the Parish of Saltash?
Maitlands: Schools, Transport Links, Tamar River
Hennings Moir: Separate from Plymouth Low crime, good housing mix, good schools & leisure facilities. Easy access to Plymouth
Stags: Life Style. House Prices
New Homes & PM SW: Excellent travel to work location for Plymouth and connectivity to main road system providing ease of vehicular access to Devon & Cornwall Leisure/Sports facilities i.e. Golf at China Fleet Club and St Mellion. Saltash Leisure Centre. Good choice of Junior Schools and Comprehensive school with good reputation.
2. How would you describe the present housing market in the parish of Saltash
Maitlands: Price sensitive
Hennings Moir: Very buoyant for both sales & rentals
Stags: Buoyant, Strong demand, underpinned? By weak supply
New Homes & PM SW: Very poor choice of better quality houses architecturally the general housing stock lacks flair and is very stuck in an outdated design mode. With greater diversity of sizes and design the town would prove more appealing and generate a more diverse incoming population.
3. How is the Saltash market affected by Plymouth?
Maitlands: Plymouth can offer more for your money but Saltash more desirable.
Hennings Moir: It is a separate market but it is affected by Plymouth employment opportunities
Stags: they are 2 very unique markets
New Homes & PM SW: Totally dominated by Plymouth and Saltash must accept that it is an independent but still vital satellite to its bigger neighbour which offers the employment needed to sustain Saltash
4. What would make Saltash more attractive to the market?
Maitlands: More level sited bungalows
It is already favoured by many. Plymton & Plymstock have a better range & mix of shops which is needed here.
Stags: Better infrastructure, Road network, Mobile phone reception, broadband speed
New Homes & PM SW: A better range of quality housing making use of the primary benefits Saltash enjoys in particular the potential views over the river and Cornish countryside which are an unexploited asset that would have been exploited? In other parts of the country to generate an incoming of wealth much need by the town.

Part 2 Views on The Owner-Occupation Sector, The Rental Sector and the Affordable Housing Sector in Saltash

5. What do you think of the present mix of housing in each sector?

Please take account of Type, Size, Accommodation, Value, Location requirements and other material factors you judge of importance

Owner-Occupation Sector

Maitlands: More needed

Hennings Moir: 70%

Stags: Poor supply of Quality Stock, 4 Bed +

New Homes & PM SW: Very limited choice for the higher end buyer. Much needed improvement in stock of new bungalows to allow older residents to downsize and free up

family homes. Need for building plots for self-build homes to encourage diversity of designs

Rental Sector

Maitlands: More needed

Hennings Moir: 28%

Stags: Poor Supply

New Homes & PM SW: No personal knowledge other than high demand for family? homes

Affordable Sector

Maitlands: More needed

Hennings Moir: 2%

Stags: n/a

New Homes & PM SW: Always an issue which needs a radical new approach to solve
Could be solved fairly easily if planning policies would change

6. Is there a shortage of any particular type of property in the Town for each sector?

Owner-Occupation Sector

Maitlands: See above

Hennings Moir: 4 Bed homes

Stags: Yes

New Homes & PM SW: High and attractive low density housing in areas which can exploit the views. Need for bungalows to allow older people to downsize.

Rental Sector

Maitlands: See above

Hennings Moir: Modern 2&3 Bedroom homes

Stags: Yes

New Homes & PM SW: Modest family homes

Affordable Sector

Maitlands: See above

Hennings Moir: Modern 2&3 Bedroom homes

Stags: Yes

New Homes & PM SW: Need to rethink strategy. Set aside area for "General Housing" but of a new type. Need for accommodation for young couples and single parent families

7. What are the three most important factors/features being looked for in each sector?

Owner-Occupation Sector

Maitlands: Off Road parking, School catchment, Value for money

Hennings Moir: Good Schools, easy access to Plymouth, Gardens

Stags: affordability, quality

New Homes & PM SW: Quality for life. Safety by design views and the requirement for houses for life. Need to have a strategy for growth which involves inclusion of many house types to encourage inward investment and retention of next generation families. Need for diversity of design created by Self build projects

Rental Sector

Maitlands: Don't deal with lettings

Hennings Moir: Good quality well-maintained gardens, longer lets

Stags: affordability

New Homes & PM SW: Not within our scope of knowledge

Affordable Sector

Maitlands: Don't deal with Affordable housing

Hennings Moir: n/a

Stags: n/a

New Homes & PM SW: Definite need for small homes for one parent families and young couples but not necessarily just for rent. Stepping stone shared ownership encourages good maintenance and helps families put down roots in the area and should be encouraged

8. What is the demand for specialist need (e.g. housing for older people, retirement (lifestyle) housing, housing for families or those who mainly work from home, energy-efficient houses in each sector?

Owner-Occupation Sector

Maitlands: Strong

Hennings Moir: Level sited bungalows for older people

Energy efficiency & work from home are rarely cited as requirements

Stags: Strong demand

New Homes & PM SW: High demand for new and energy efficient bungalows to service ageing population. Older existing stock tends to be high maintenance and energy inefficient. Work from home facilities within higher quality homes is also of great need. Parking and garden requirements need a rethink away from high density "boxes".

Rental Sector

Hennings Moir: very little

New Homes & PM SW: Good range of family homes and single people needed but affordability critical.

Affordable Sector

Hennings Moir: Not an area we deal with

New Homes & PM SW: Shared ownership critical to solving problems. Affordable small bungalows in protected courtyard style development for elderly couples and single partners on limited incomes both to buy and to rent with help of private landlords as well as cash strapped housing associations.

9. What type of property do you think would benefit the Town and its economy in each sector?

Owner-Occupation Sector

Maitlands: 2, 3 and 4 bed houses

Hennings Moir: 4 bed family homes

Stags: 4 Bed+ Quality, Waterside Views?

New Homes & PM SW: High end housing to encourage inward investment into the town to support local businesses. Bungalows so that older/downsizers do not need to move away and some smaller homes to retain young families and grow the town.

Rental Sector

Hennings Moir: 3 bed family homes

New Homes & PM SW: Good need for family homes

Affordable Sector

Hennings Moir: n/a

New Homes & PM SW: again small 1&2 person homes for single parent families and young couples. Shared ownership encourages owners to set down roots and stay in the community. Small bungalows are needed for pensioners and limited income to remain in the community

10. What is the demand and availability of Building plots and sites for self-build and local builder development?

Owner-Occupation Sector

Maitlands: Very Strong

Hennings Moir: would be high demand t there is very little opportunity for self-build

Stags: Poor demand

New Homes & PM SW: Very high demand and virtually no stock. Need for self-build for family and high end diversity as well as bungalows for older self-builders looking towards early retirement.

Rental Sector

Hennings Moir: very low

New Homes & PM SW: Not practicable

Affordable Sector

Hennings Moir: n/a

New Homes & PM SW: Affordable self-build plots serviced to allow trading up from first homes. Small developments of 6-10 units needed.

Part 3 Other Comments and Observations

New Homes & PM SW: Saltash is a unique setting for providing all types of homes and still has not exploited its geographical assets. A radical new expansion plan is needed.

11. How do you see the housing market developing in Saltash in the future 10-15 years?

Gradually increasing but dependant on the larger economy

Hennings Moir: Biggest threat is the creation of 2 towns with Broadmoor Farm as there is no direct access without crossing the A38

Stags: (part unreadable but might say) we are in uncertain times the housing market remains competitive. Buyer s are relatively foot loose

New Homes & PM SW: Without a more comprehensive forward thinking initiative it will continue in the sporadic and protectionist manner it always has. This is an opportunity to have new vision and carry forward ambitious proposals if the local councillors can be persuaded to get behind some radical open minded ideas and see Saltash as a potential development leader for the next decade rather than looking backwards

12. Do you have any other points you would care to add?

Hennings Moir: Lack of free parking in town will lead to more businesses relocating to edge of town

Stags: (part unreadable but might say) Buyers are increasingly moving out of more expensive areas like the South Hams and finding more value in PL12

New Homes & PM SW: Saltash has a fantastic rural and water landscape which could create an outstanding basis for becoming the upmarket settlement serving Plymouth. In particular the benefit of being in Cornwall rather than being constrained by the Plymouth City Council's ideals. Now is the opportunity never before available to exploit the potential of the Town Location, if those with the power embrace that opportunity rather than rely upon protection of the past.

Possible Housing Policies for 6 March 2017 NP Steering Group Meeting

Potential Housing and Housing related Policies as discussed at Housing Group meetings.

Items requiring additional discussion are highlighted in yellow

Policies identified as (Policy 1.7) in the listing below shows that for example this was originally listed as potential policy 1.7 and has now been listed as shown

Potential Housing related issues in other Policies identified in resifting and amending in Housing Group meetings.

There are still some blanks within housing which will need further work. Liskeard Neighbourhood Plan has some very good housing policy wording in it and many of the relevant policies for housing could be adopted "wholesale" (see 5.11 for an example). This may be true in other areas.

Where there are no policies listed "(Nil from housing)" under some policy topics none of the policies were allocated to the "Housing" Theme Team

Brief supplementary information in support of some policies has been added this will be expanded when the Neighbourhood Plan is written.

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- **Economy Policies (Nil from housing)**
- **Town Centre Regeneration Policies (Nil from housing)**
- **Out of Town Shopping Policies (Nil from housing)**
- **Waterfront Policies (Nil from housing)**

- **Housing Policies**

To be further developed and collated (also see general policies)

a. Meeting the Housing Requirements of The Cornwall Local Plan To 2030

A mixed-use urban extension at Broadmoor Farm will be supported as the main location to meet the target of 1200 new dwellings from 2010 to 2030 as required by the Cornwall Local Plan within the Saltash Neighbourhood Plan designated area.

Although the main housing need is to be met by the Broadmoor Farm Strategic Site other sites may be used if their housing delivery meets requirements not met by Broadmoor Farm

Essentially BFM in explanatory doc. With explanation of criteria for other sites coming forward. CC Development Plan doc still under prep and likely to be subject to enquiry.

b. Balance of Housing Stock

Any development must provide an appropriate mix of housing within the Development
A mix of housing must be provided to ensure adequate numbers of starter homes, singles homes, family-sized homes and life-time homes are available in Saltash for current and future generations. This is to include a small contingent of executive homes in major housing developments

To achieve this, we will use the data available from Cornwall Gateway Network and Saltash Town Council's Local Insight Profile to establish current and future housing needs, following the process used by Cornwall Council for their Strategic Housing Market Needs Assessment. In addition continuing surveying of local estate agents and developers will be used to ensure that the demand profile for housing is kept updated. We will allow future targets for new developments to be based on Saltash needs as those needs change.

As planning applications come along there will be evidence of what housing mix is required.

Need for bungalows. Wain homes were asked about it at Local Inquiry

Does the trajectory focus on overall numbers and affordable housing not housing mix.

Developers build what sells. Will get times when mix needs to be balanced by demand over the period of a development

Spread of housing needed to meet changing needs over time

SNP Monitoring arrangement needed to track demands and supply over time

On major schemes changes can be tricky and subject to change. N.b. could happen at Broadmoor.

If delivery rate or trajectory is down how will situation be managed? Other sites/land should be built in. The argument becomes what 5age increase should be included 10%/20% ????? More capacity at Broadmoor but if they slip should more land be allocated at Broadmoor?

SNP to monitor but do not make it arduous. CC responsibility to do this but limited resources therefore how spotted. Probably by CC but if non-compliance by developer then in STC's interest to do so.

CC will get the info under sec 106 from developers esp affordable housing, but info not passed to Parishes. Can we make it an obligation for CC to provide info to STC. Prepare a list of requirements and CIL investment requirements for SNP.

Good practice for CC as LPA to consult/provide draft Sec. 106 agmt. To STC/SNP. Should try to reflect the needs of the SNP in the sec 106.

SNP should anticipate requirements. Plus STC to be urged to require CC to provide improved consultation process. **Need draft Heads of terms approach. This is a significant issue!**

Needs letter from County Councillors calling for a review/re-assessment of the whole process/mechanism with CC!!!! Pro Forma approach local validation checklist e.g see what south hams provides. See SHDC Web-site

Fortune green & West Hampstead policy recommendation on duty to consult !!! record on web-site and sec 106/cil investments./statement provided

The housing mix is to include a small contingent of executive homes in major housing developments (100+ dwellings).

c. Affordable Housing for Local Need.

Any development will be required to meet the need for affordable homes i.a.w. S106 planning obligations to meet the requirements of the Cornwall Local Plan and identified housing need for local residents

All housing options for affordable and starter homes will be considered including Community Land Trusts, eco communities, self-build/self -finish homes for personal use.

The location of affordable housing, must take into account access to transport, health and other facilities etc.

Add in CC note on what constitutes local need even if just a reference to the appropriate CC policy doc

d. (Policy 1.7): Working from Home

Working from Home and, where appropriate, "Live/Work units" will be supported in residential areas subject to restrictions (to be agreed in each instance) to reduce "Neighbour Nuisance". These restrictions should ensure that any such activity

1. will not have an unacceptable adverse impact on adjoining and neighbouring premises amenity;
2. will not have an unacceptable adverse impact on the transport network;
3. can accommodate all parking within its site or in existing vehicle parking facilities without impinging on the local road network; and

will not have any other unacceptable environmental impacts

Insert Policy that states the criteria that will apply and/or provide prescription for live/work units to be built some where ?

The aim of this policy is to encourage small scale and especially individual employment with minimum costs, including travel, in particular during their start-up phase.

e. (Policy 2.3): Residential Development of existing buildings

i. a) Town Centre Commercial Premises

Encourage a diverse range of uses in the town centre by supporting new residential use on upper floors

Residential use of accommodation on upper floor levels above existing shops and businesses in the town centre will be supported provided that residential use does not adversely affect the viability and operation of employment use of the building or adjacent buildings.

ii. b) Conversion of large houses into multiple occupation. Change the wording

Conversion of large houses into multiple occupation will be allowed

Need to include/identify criteria here. PCC looking to consider the growth of HMO's and the displacing effect. Article 4 restriction in place ???

PCC student accommodation overflow into Saltash not recognised at present .

To encourage more not to restrict it.

This is particularly intended to meet 1 & 2 bed needs but will need conservation policies and special treatment in areas such as Port View Estate etc. to avoid damage to the overall social nature of the area

Any physical changes to buildings required to meet this requirement must not change the area "Street Scene" or cause unacceptable changes to local vehicle parking arrangements. **These are key points ! Need to be careful on what is meant - essentially not for HMO but conversion into multiple flats.**

iii. c) Redevelopment to improve the standard of and intensify the density of occupation of existing social housing sites

Redevelopment to improve the standard of and intensify the density of occupation of existing social housing sites will be encouraged

Refer to social deprivation, decaying stock,

The provision of particularly one bedroom, including "studio," and two bedroom dwellings will both help meet the identified demand for this type of accommodation and provide dwellings whose cost of occupation will be minimized. The increase of accommodation availability in and near the town centre will increase the vibrancy of the town centre. Any physical changes to buildings required to meet this requirement must not change the area "Street Scene" or cause unacceptable changes to local vehicle parking arrangements

Do we consider that design to increase occupation density and improvements to "livability" should be site specific?

f. Retain character of original housing stock

The character of existing housing stock must be preserved

It is important to retain the character of our original housing stock to preserve the heritage of our community. To protect these community assets, subdivision of the plots of large detached dwellings will be resisted.

Cross Reference to "Built Environment" and Cornwall Council Area Environmental Studies (see community) to define the defined areas.

Might be better to relate to 5.5 above in protecting the character of an area e.g. Port View's large houses on large plots.

Need to be specific about areas and what harm we are trying to prevent. Include a map. prevent visual damage.

g. Set high quality design targets for new developments to ensure high environmental standards

Sustainable Development is most important to the community. Accordingly, high quality design targets will be required for new developments that will ensure energy efficiency and high environmental standards for drainage, sewage control, surface water management and flood control.

Do we need a local design guide for supplementary policy detail/info. NPPF and CLP policies cover this so need to be specific. May need to relate to specific local distinctiveness parish wide or in specific areas.

Could enstil/embody this in creating/identifying the local specialness to differentiate Saltash identity from Plymouth.

Saltash template. Does cornwall design guide address. Sustainability references

h. (Policy 8.4): Location of New Rural Residential Development outside the urban area

New residential developments of five or more dwellings outside the Town Centre/urban area or designated major developments will need to be located where they will balance the development pattern of their village/hamlet/settlement. It should also respect the character and appearance, where appropriate, of the AONB and conservation areas and the setting of Listed Buildings within the parish.

This policy will be applied to all sites and proposals which, individually or collectively as part of a wider but contiguous site in the same ownership and/or control, are for five or more dwellings.

Intending to prevent successive applications.

More relaxed than the current CLP. Needs to fit within the CLP framework. Evidence impt.

i. (Policy 8.5): Type of Housing

Any new development with above 10 dwellings should provide or make provision for a mixture of affordable homes, starter/late life homes and family homes, whilst recognising the need for a mix of other property types including a number of "dwellings on large detached sites". The phasing of the construction of housing must provide at least 20 affordable houses in each 100 built and an overall 140 affordable houses on completion of each 500 houses. Where affordable housing is being built as part of a development it must be sited to minimise living costs for occupants by placing it near public transport links and retail facilities.

Note government policy to pepperpot affordable housing around a scheme so not identifiable.

In rural area do not site aff hsg in areas remote from public transport provision. Rely upon CLP for most relate min, living costs more to rural aff hsg. Perhaps as a separate statement.

The likely needs of an ageing population are to be met by providing housing sited to provide the highest possible level of autonomy for occupants by placing it near public transport links and retail facilities and providing suitable private vehicle parking in the immediate vicinity.

Much covered by CLP. This reflects the B Fm 27.5%

Cornwall Local Plan Policy 10 (Managing Viability gives a number of options to be followed if the construction affordable homes cannot be achieved in accordance with the simple methodology described above. Should this occur all of these options will be considered with priority being given to any proposal meeting the location requirements for affordable and homes for the ageing population described above.

j. (Policy 8.6): Housing Density

To preserve the open, spacious and green character of the rural areas of Saltash net building densities should be consistent with and not exceed existing housing densities in that part of the village/hamlet/settlement, to retain their current "village/hamlet/settlement" feel.

k. (Policy 8.7): General Design, Management and Design Principles

Is this all actually a required policy or do Cornwall Local Plan Policies 12 (Design) & 13 (Development standards) meet all of our requirements?

Development will be designed and sited so as to reinforce the local distinctiveness and existing vernacular architectural traditions of the parish.
All new development will be expected to meet current Government and Cornwall standards for sustainable design and construction, and should exploit any opportunities to reduce surface water run-off.

The wording below has been extracted from Liskeard NP wording is

New residential development must:

- a) Be compatible in its design with the surroundings in terms of scale, density, massing, height and construction materials.
- b) Make the best use of landscape, townscape and/or topographical features that make a significant contribution to the character of the area
- c) Provide safe and convenient access for pedestrians, cyclists, and those with mobility or sensory impairment
- d) Incorporate hard and soft landscaping as an integral part of the design
- e) Respond to and where possible provide remediation of existing environmental or design issues that are detrimental
- f) Incorporate design features that enhance crime prevention and provide a secure environment
- g) Demonstrate high standards of sustainable design.

Anything needed on brown field sites.

Novel forms of construction (Self-Build/Self finish/Custom Build etc.) and ownership (associations etc.) will be encouraged. (in any development over 50 houses) delete restriction.

The need for Local Affordable Homes to meet Local People's needs is expressed in the Cornwall Local Plan Policy 8 (Affordable Housing) and Saltash Neighbourhood Plan Policy 8.5 (Type of Housing) above (Are these sufficient, or does it need to be emphasised further in the Saltash Neighbourhood Plan?)
Look at St Ives Policy H2 Full Time Principal Residence Requirement for a Neighbourhood Plan that puts a highly specific requirement into their plan. Should we be doing something similar to protect affordable housing stock from "out of area" demands? Do we need something for Saltash ??? need good evidence and backing of LPA.

Liskeard Housing Policies (For comparison)

POLICY H1 Meeting The Housing Requirements Of The Cornwall Local Plan To 2030 a statement to provide clarity for residents

POLICY H2 Brownfield Land First This was important to Lisk

POLICY H3 Employment And Housing Balance Attempt to tie to emp by Lisk

POLICY H4 Allocation To Meet Current Target

POLICY H5 Ensuring Housing Delivery To Meet The Target Up To 2030 **If trajectory not working then sites from urban edge assessment could be brought forward.**

POLICY H6 Agricultural Dwellings And Specialist Need Dwellings

POLICY H7 Infrastructure **Overt statement to confirm that inf sufficient to meet planned devpt requirements.**

POLICY H8 Redressing The Imbalance In Housing Tenure, Size And Mix

POLICY H9 Supporting The Town Centre

POLICY H10 General Design Principles

- **Environment Policies (Nil from housing)**
- **Natural Environment Policies (Nil from housing)**
- **Rural Area Management Policies**

a. (Policy 8.2): Location of New Rural Economic Development

All new economic development should be located near to any existing employment activity in existing settlements, or alternatively **have appropriate access to the A38.**

1. **The conversion of redundant farm buildings for employment and residential use (including holiday rental) will be encouraged.**
2. **Any conversion will be required to be of a compatible size, design and material with the existing building and any existing nearby properties.**

Is this applicable to rural areas only or do such properties exist in the urban areas in which case this should be put into General?

Check against local plan

- **Health Education and Community Policies**

Suggested that these are split up in final version of Neighbourhood Plan

Health Education and Community policies and Sport Recreation and Leisure policies are similarly covered in the main.

a. (9.1): Support to education facilities by small developments

All residential developments above 10 houses will be required to provide support for the existing primary and secondary education facilities within the town on the basis of the predicted and actual increase in student numbers resulting from that development

Not enforceable for Affordable homes only developments?

Check against CLP

b. (9.4): Support to education, employment and social facilities by major developments

Major developments (200 dwellings, when completed, and over) will be required to allocate land and finance for, or provide, primary school, pre-primary school and nursery care, health care, employment and leisure facility provision as part of the development sufficient to meet the increase in demand created by the development when it is complete

Check against CLP

Such developments will be required to allocate land and/or finance for identified public service, employment and community facilities which will need to be defined and listed by the Neighbourhood Plan

c. (9.5) Proximity to Education Facilities

All major new developments should have 80% of all residential properties within 1,000 metres by foot of a Primary School

Is this a required or viable policy?

Check against CLP

- **Sport Recreation and Leisure Policies (Nil from housing)**
- **Connectivity Policies**

a. (Policy 11.5) Pedestrian & Cycle Routes

During the construction of developments pedestrian and cycle routes must be created to link together potential destinations, such as new, and existing, housing, education and community facilities employment sites and the town centre.

There is a need to create a comprehensive non-vehicular movement network. This will only be viable if developments are connected to that network.

- **Traffic Flow Policies (Nil from housing)**
- **General Policies**

a. (Policy 13.1) Design and Access Statements

Any Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to demonstrate that the policies of the Saltash Neighbourhood Plan and Cornwall design guide have been complied with. This Design and Access Statement must include but not be limited to evidence showing compliance with the requirements of designated AONB, SSS,

and Conservation areas and includes a landscape statement showing that the external appearance of the development is in sympathy with the area it is in and maintains the required level of external visual sympathy Sympathetic to existing area, greening up

This is intended to ensure at an early stage of planning that the relevant criteria for building in a particular location have been considered and met by the developer.

Do we want to specifically add any other "Special Areas." or is this be covered satisfactorily by NPPF or CLP. Should there be a stronger landscape statement?

Consider adding some of the key content of Liskeard Policy H10 (General Design Principles) which covers many other design criteria. (see proposal added to 5.11 above)

b. (Policy 13.2)Traffic Plans

Any Design and Access Statement must provide details of traffic plans to prevent obstructions to traffic flow to existing (and approved) employment and residential areas after completion and during all phases of construction. Allocated to General

Do we want specific Saltash "Green Travel Plans"? Cornwall Local Plan Policy 25 (Green Infrastructure) and Cornwall Local Plan Policy 27 (Transport and accessibility) lay down principles do we need to be more specific? Create and sustain green travel plans

c. (Policy 13.3)Sustainability Waterside and any other defined areas?

Any new development must be sustainable in social, economic and environmental terms, relate well to its site and surroundings with building styles appropriate to the context of the area.

To general if we add employment generation

Do we need this as written, or is CLP Policy 1 (Presumption in favour of sustainable development) and Policy 2 (Spatial Strategy): for example sufficient to meet our requirements? Again consider adding some of the key content of Liskeard Policy H10 (General Design Principles) which covers sustainability design criteria.

d. (Policy 13.4)Protection of Green Spaces

Development on or on the edge of existing or proposed urban green spaces and recreational areas will only be permitted where it directly serves the activities carried out on or needs of that space. To general if we add employment generation

e. (Policy 13.12): Provision of Facilities and Services

All new developments will be expected to contribute to the need for additional Health, Employment, Education and Welfare facilities and services in Saltash and maintain those facilities already in place.

All new developments will be expected to contribute to the need for additional Health, Employment, Education and Welfare facilities and services in Saltash, particularly if that need is created or increased by the development. In particular, any proposal for improved or new

facilities, ideally close to the centre of any new development, will be supported and encouraged. There is an expressed public desire for additional leisure services and/or social facilities within the Saltash, with particular reference to restaurants, cafés or coffee shops. Applications for these facilities will be encouraged, particularly where they front onto The Waterside. Where applications for change of use are submitted involving a potential loss of existing public facilities & services they will be permitted where the developer can demonstrate:

- 1) They will be satisfactorily relocated to elsewhere in Saltash within a reasonable walking distance of the majority of Saltash residents to meet local needs; or
- 2) Adequate other facilities of the same service offering exist within a reasonable walking distance of the majority of Saltash residents to meet local needs; or
- 3) No reasonable prospect of continued viable use which can be demonstrated.

Agreed to review the Strategic Vision for Saltash in the light of Estate Agents responses – especially Qu. 12

“Saltash has a fantastic rural and water landscape which could create an outstanding basis for becoming the upmarket settlement serving Plymouth.”

Circulation List

(Names in ***Bold Italics*** denote an elected member of the Steering Group.)

<i>Cllr. David Yates</i>	<i>Saltash West (STC)</i>	Matthew Tunley	Commercial Estates Gp (Broadmoor Fm)
<i>Cllr. Jean Dent</i>	<i>Saltash West (STC)</i>	Catherine Thomson	CC Community Network
<i>Cllr Bob Austin</i>	<i>Saltash West (CC & STC)</i>	Peter Ryland	Chamber of Commerce; CIC; STIG
<i>Cllr Derek Holley</i>	<i>Saltash East (CC & STC)</i>	Andy Rance	Cornwall County Youth Work
<i>Cllr Lee Russell</i>	<i>Saltash North (STC)</i>	Colin Breed	Resident
<i>Mike Finch</i>	<i>Saltash Environmental Action</i>	Simon Cronk	Resident and Chartered Surveyor
<i>Mike Hocking</i>	<i>N&M Pill Neighbourhood Assoc'n</i>	Ray Lane	Town Clerk
<i>Leslie Rust</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Zoe Bernard-John	CC Senior Development Officer
<i>John Percil</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Richard Hall	Resident
<i>Denise Watkins</i>	<i>Waterfront Residents Assoc@n</i>	Vanessa Luckwell	CC Community Regeneration Officer
<i>Gail Swift</i>	<i>Pillmere Community Association</i>	Caroline Righton	Aston Getty (Broadmoor Farm)
<i>William Holman</i>	<i>N&M Pill Landowner Consortium</i>	Tunde Awe	Resident
<i>Jane Hamlyn</i>	<i>Architect & Pillmere Resident</i>	Geoff Mawson	Resident
<i>David Bennett</i>	<i>SWRA & Essa Cycling</i>	Michael Griffin	MA Griffin Associates (Hole Farm)
<i>Ian Taylor</i>	<i>Port View Estate</i>	Andrew Williams	Resident (Middle Pill)
<i>Cllr. Richard Bickford</i>	<i>Saltash East (STC)</i>	Simon Walker	(Landrake and St. Erney N. Assocn.)
<i>Cllr. Matthew Coot</i>	<i>Saltash South (STC)</i>	Sue Newell	(Landrake and St. Erney N. Assocn.)
David Orr	Consultant	Ken Martin	Governor Saltash.net
Steve Besford-Foster	Consultant PlanSupport	William Cotton	Chamber of Commerce
Robert Taylor	Persimmon Homes	Rev. Tom Osborne	Methodist Church
Alex Sharpe	Trustee China Fleet Country Club		

All Minutes of Steering Group meetings together with extensive information on the preparation of The Saltash Neighbourhood Plan can be found at plan4saltash.co.uk