

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 115
held on Wednesday 16th May 2018 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
Cllr. Jean Dent (Town : Saltash West) (JD)
John Percil (Latchbrook Neighbourhood Association) (JP)
Mike Hocking (N&M Pill Neighbourhood Assoc'n) (MH)
David Bennett (SWRA and Essa Cycling) (DB)
William Holman (N&M Pill Landowners Consortium) (WH)

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)
Steve Besford-Foster (Consultant) (SB-F)
Ian Taylor (Port View Estate) (IT)
Adrian White (STC Tree Warden & SEA) (AW)

The meeting was not recorded.

Minute No.	Item	Action
764.	Declaration of Interest. A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
765.	Minutes of Meeting 114. Approved	WH
766.	Matters Arising from Meeting 114. 1. Minute 758.2. – Community Consultation Programme Arrangements. i) DY had obtained a quote of £10 for 250 cards to promote the Launch event. ii) The press release had been issued. iii) Features had been printed in #LoveSaltash and the Saltash Observer.	
767.	The Saltash Neighbourhood Plan : Evidence Base. Document 1 : Saltash NDP Development Boundary Approach; Document 2 : Saltash NDP Sustainability Checklist Final Version; and Document 3 : Saltash NDP Site Appraisal Template – Villages. All three documents were approved in principle subject to SB-F advising of any material issues requiring specific consideration at the next meeting.	WH
768.	Preparation of the Reg. 14 : Community Consultation Programme The following matters were agreed for the Launch event. 1. The principal activity for the next meeting would be to scope up and prepare a power-point presentation. DB offered assistance. Important matters to include would include <ul style="list-style-type: none"> • The Waterfront Development options; • The Railway Station Improvement scheme; 	DB

	<ul style="list-style-type: none"> • The Green Boulevard; • Village proposals; • The Strategic Plan. • Broadmoor; and • Vision, objectives and key policies <p>2. Arrange for “Meet your Councillors” event to provide sign-posting of residents to the Guildhall on the day.</p> <p>3. Posters to be placed in STC Notice Boards.</p> <p>4. Provide sandwich board advertising in Fore Street on the day.</p> <p>5. Insert Advertisements in #LoveSaltash and the Saltash Observer. DB to check out deadlines and costs.</p> <p>6. Pre-advertise the Launch at Saltash Regatta on 9th June in Livewire. This would enable us to reach a greater proportion of younger residents. DY, WH, JD to attend. Others also required.</p> <p>7. Record people speaking for social media purposes.</p>	DB
769.	<p>Debrief on May Fair.</p> <p>i) Overall, raising awareness of the SNP Consultation Draft had worked well. There was an extremely good attendance due to the hot weather.</p> <p>ii) The A5 hand-out leaflet had worked well;</p> <p>iii) Many issues raised but not all relevant to the SNP e.g. Carkeel Roundabout Improvement, Future of St Barnabus Hospital, The Railway Station Improvement.</p> <p>iv) A number of attendees had moved to Saltash since the 2015 resident’s survey and were unaware of the preparation of the SNP. Equally, residents in the flats above Fore street shops not always received mail and circulars.</p>	
770.	<p>Any Other Business.</p> <p>1.Examination of The Cornwall Site Allocations Development Plan Document (CSADPD) Note form the Inspectors Requesting Further Information – 11th May 2018.</p> <p>DY drew attention to the following extracts from the Inspectors’ Note pertinent to Saltash.</p> <p><i>7. At this stage, we confirm our approach that the soundness of this nonstrategic Plan depends essentially on whether the strategy and site allocations for each and every one of the towns and eco-communities covered by the Plan provide for the timely delivery, in appropriate locations, of the amounts of development required for that town by the adopted Cornwall Local Plan Strategic Policies (LPSP).</i></p> <p><i>9. We deal below with one general consideration before setting out our views with requests for further work or information on three individual towns, Penzance, Bodmin and Saltash. For ease of reference, specific requests to the Council are set out in bold italic text.</i></p>	

13. *It is widely accepted that there is no precise basis for calculating housing need and supply and it follows that there is no numerical norm to inform a flexibility allowance for any given town. However, where a town or eco community is highly dependent upon one single or relatively few, large strategic sites, we consider that greater numerical flexibility is necessary than in cases where the supply is more subdivided. This is because such sites are often subject to wide ranging constraints or depend upon associated infrastructure upgrades.*

Saltash – Matter 11 : Housing Land Supply

28. *We judge from the latest available evidence that the existing housing land supply for Saltash is of the order of 240 dwellings, such that full delivery of 1,000 dwellings at the sole mixed allocation at Broadmoor would provide the surplus, estimated by the Council, of 13 percent over the 1,200 unit requirement but this includes a windfall allowance of 104 units.*

29. *However, due to the constraints upon the permitted Broadmoor allocation, consequent upon the phasing requirements of the associated planning obligation and conditions related to the delivery of infrastructure, we consider that the predicted rate of delivery of 100 dwellings per annum (dpa) from 2020 is no more than possible and probably optimistic. Given the extreme reliance upon this single site, we judge that the surplus should be enlarged to at least 20 percent. To achieve this, the allocated supply needs to be increased by around 7 percent, equivalent to about an additional 85 units, to provide adequate flexibility and ensure that the housing provisions for Saltash are effective.*

30. *For the Plan to be sound, the Council is requested to consider introducing one or more additional allocations, phased reserve sites or future directions of growth for Saltash, amounting to an additional supply of the order of 85 dwelling units, and to put forward additional MMs accordingly.*

Further Action

31. *The Council is now asked to provide an immediate acknowledgement and an initial indication of how it wishes to proceed in response to the matters we raise above, including dates for the submission of the further information requested.*

DY advised that he had discussed the matter with the Town Clerk and Mayor and confirmed that the SNP Consultation Draft had been included in the CSADPD Examination Evidence Base.

MH asked how “building rate” slippage had been treated in the SNP Consultation Draft. DY referred to **Policy H1 – Ensuring the Housing Apportionment Target Up To 2030 is Achieved.**

JP and MH requested early contact with Cornwall Council referring to the relevant content within the SNP Consultation Draft and to seek SB-F’s view on the matter.

DY advised that conversion of large buildings into multiple occupation could be a material contributor to housing numbers.

The following matters were agreed.

1. Cornwall Council’s response was material and should be awaited;

	<p>2. In the interim, DY should speak with both ZB-J to draw attention to SNP Consultation Draft Policy H1 and with SB-F to obtain his view on the matter.</p> <p>2. The Saltash Flood Forum. DY advised that he had made a presentation to the Forum. Their Mission Statement/ Terms of Reference provided as Appendix A, included provision to advise and feed issues into the Saltash Neighbourhood Plan.</p>	DY
771.	<p>Date of Next Meeting.</p> <p>Steering Group – Wednesday 23rd May 2018 The Guildhall at 6.00pm</p>	ALL

The meeting ended at 7.38 pm.

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

Appendix A

Saltash Community Flood Forum Mission Statement (Revised April 19th 2018)

Objectives :

1. Provide impartial local information, and work with national and local bodies to offer vital information to those making the decisions re developments upstream of potential flood areas e.g. Local Authorities, EA Cornwall Planning, South West Water etc.
2. Representatives of these and other interested persons may be invited to SCFF meetings if the Forum members feel such attendances would be helpful.
3. Be able to obtain information to ensure the most current calculations and models re flood prevention or alleviation are being used by the above bodies and developers when making decisions.
4. Be able to seek assurances that suitable flood prevention is being put into place prior to any development starting and that it meets the required standards, with a regular maintenance programme adhered to and appropriately financed in perpetuity, whilst protecting the local environment.
5. Be able to support individuals and communities who are affected or potentially affected by flooding by providing practical advice and signposting to the relevant bodies.
6. Enquire as to who could be liable if flood prevention or alleviation fails and, if deemed appropriate, assist those who might wish to act against these bodies within our local knowledge and capabilities.
7. To keep a watchful eye on potential flooding issues at Forder, Saltash Waterside and other vulnerable tidal areas.

8. Ensure that effective monitoring and maintenance of surface water flooding facilities, such as the attenuation reservoir and drainage culverts, is carried out and report any potential failures or shortcomings and request remedial action from the appropriate provider.
9. To be included in any discussion on any proposed new flood prevention and/or improvements to existing schemes and to seek appropriate answers to any queries raised.
10. To suggest additional environmental schemes that may enhance the effectiveness of any new flood attenuation installations, recognising the need for hard engineering whilst protecting and enhancing the natural environment, for the benefit of the Saltash population.
11. Seek to be recognised as non-statutory consultees on potential flood risk areas, particularly within planning deliberations.
12. We reserve the right to challenge local planning authorities and other bodies on decisions or recommendations they have made that we deem to be inappropriate or flawed, and licence infringements.
13. To feedback results of research, and experience, both historic and current, as and when considered relevant to the Saltash Neighbourhood Plan.

This mission statement to be revised and amended as and when necessary.

Circulation List

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

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