

Consolidated comments

David Yates

Councillor Holley

Councillor Bickford

General comments from Joint meeting to consider if these impinge on allocated site

Discussion outcome in last (10/10/18) NPSG meeting

General Comments from proposed amendment

MM! &2

1. Should North and Middle Pill be a “Future directions of growth” as in Para 1.5?

Para 1.5

Future directions of growth are allocated sites which are not required to meet the levels of development within the plan period as set out in the Cornwall Local Plan: Strategic Policies document. They are however allocated to highlight the longer term strategy for a town, in terms of clarifying certain aspects of provision around strategic infrastructure, and/or, to provide an element of certainty around place making and masterplan considerations for current plan period site allocations.

This was discussed at 10 October NPSG. The general feeling is that this “Future directions of growth” was inappropriate for this particular site and offered no advantages compared to site allocation. This will therefore not be forwarded as a comment

MM3

1.11 Windfall Development

Part of the amendment says:

To reflect the criteria established within Policies 3 and 21 of the LPSP the windfall development element of the housing requirement for towns can be provided through

1. Existing sites with planning permission;
2. Infill development;
3. Small scale rounding off;
4. The development of previously developed land within or adjoining the named settlements.

Any of these opportunities need to be considered organic growth in the context of the existing settlement, and their layout, location, infrastructure and scale must not prevent planned sites from being delivered. Larger developments should be considered to be of a strategic nature, relative to the settlement, and should be plan led.

Comment A definition of what is a "Larger Development" and how this policy should be used as a planning issue in "infill developments" etc. needs to be defined.

MM4

2.19 Design Quality

Will the statement in 2.19.5 "Developers must also consider crime and community safety in all proposals, and consideration should be given to proposals being designed in line with Sport England's 'Active Design' principles to secure sustainable design." Be retrospective for existing planning applications where construction has not started?

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13. Saltash

13.1
"Saltash residents use the higher order facilities found in Plymouth, such as the availability or a range of employment opportunities,"

Should "or" be "of"?

13.7

Suggest add as shown to reflect existing use of private transport

"access for residents to a range of high quality jobs in locations which can be reached by private cars, public transport or other sustainable modes of travel".

13.24

Suggest add at the end of additional wording the additional dwelling numbers created by the conversion of existing buildings to dwelling use for example the Cornwall College site in Church Road

13.41

Table Sl3: Transport Strategy Projects

Rail improvements Station frontage and access improvements
Suggest add to the additional words in column 3 "Saltash Town Council have committed funds to improve the general and passenger facilities in Saltash station building."

13.55 Improved links between Broadmoor Urban Extension (SLT-UE1) and the rest of the town

Although not a "green link" the modification

“Walking and cycling links between North Pill (SLT-H1) and Avery Way at Carkeel, will encourage residents to walk and cycle to/from the facilities in and around Carkeel and also at Broadmoor (SLT-UE1). “

Consideration should be given to providing a secondary emergency access route to North Pill and the China Fleet Club as a secondary function of this route because currently there is only one vehicle capable access.

Policy SLT-H1North Pill

Additional Policy Requirements

- a) Land identified at North Pill offers the opportunity to accommodate approximately 85 dwellings, which includes self or custom build homes

What range is regarded as “approximately”?

e) All development shall incorporate a Construction Environment Management Plan (CEMP) Should include a statement on retaining safe vehicle access and vehicle parking for the dwellings on the access roads and access to the China Fleet during and after construction as well as the statement about mitigation for the China Fleet Club

Appendix 1q Saltash Strategy Map

“Red dot” site is now completed.

Effects of N & Middle Pill development

Housing and land related issues

2. Infill, rounding off, redevelopment & possible long term sites and the planning policy context
3. The situation if there is a shortfall of demand for self/custom build plots.
4. The Build Period
6. The appropriate quantum and approach to meeting Affordable Home obligations
7. Design Issues; parking, drainage, power lines, A38 road noise, micro homes style, over development, homes for “elite”
9. Loss of green space; increased pollution.
10. Post development, maintenance and management arrangements
11. More information on costs and fees.
12. What benefits the scheme offered existing residents.

Transport and Roads

I would be grateful if the committee consider the effects of North Pill development upon the road system leading to it?

I remain very concerned that the inadequacies of Glanville Terrace and the flat section around Saltmill is not airbrushed out. HA and CC seem to think that these roads will satisfactorily cope with the level of increased traffic.

Could you please ask the committee to raise concerns about this and highlight the need for improvements at the top at Cutlers Corner?

One of the problems is speed along the flat and around the bottom Glanville (blind) Corner. Another is the inadequate width of Glanville.

I have told the inspector and CC that I will oppose to the end any reduction in parking for Glanville residents as they have absolutely nowhere else to go. Likewise I will oppose any suggestion to remove the mature trees on the flat at the bottom to straighten the road - I think that will result in unacceptable speed increases. I would support further speed restrictions.

I would say that I am concerned about pedestrian safety, and would want the response to include something that ensures that a safe footway is put in place along the entire length between Saltmill and the China Fleet Club, as well as into any development. There should also be mention of junction improvements at Cutlers Corner.

1. Highway matters and treatment of Cutlers Corner, Glanville Terrace, general access, Pill Lane & Beaumont Terrace

Economic and Infrastructure Issues

I am also very concerned about the economic position of the China Fleet club and want the very best of measures to prevent any impairment to their trade, their being the best employers in the town in terms of numbers and salary levels.

5. CFCC: Business Continuity/Disruption and Construction Environmental Management Plan content and obligations

8. Pressure on public services: school places, health-care etc and Sec 106 planning obligations