

Saltash Neighbourhood Plan to 2030.

Making Community Report for Workshop 2 on 27th September 2016.

A broad range of topics have been addressed by the Making Community Theme Team. The objectives under each **Topic Area** and proposed measures to address them are examined in turn below. Some of the Topic Areas by their nature cross-cut with issues which have been addressed in reports from the other Teams. A Sustainability Appraisal has yet to be completed.

Topic Area 1. The Relationship of the Town Centre to the growing Carkeel Retail and Services "Out of Town" offer.

Objective 1A. To maintain the existing Town Centre as the principal retail, services and cultural centre of the Parish.

Objective 1B. To further develop the evening economy of the Town Centre and Waterfront.

Objective 1C. To develop the Carkeel Interchange area as the second most important retail, trading, services and employment (shopping) area for the Town by encouraging suitable user development that does not compete with The existing Town Centre but complements it.

Objective 1D. To capitalise on the Distinctiveness and Quality of Life of Saltash.

Proposed Measures

Refer also to the Invest, Work and Learn Report.

Measure TA1.1 - . *Improve the connectivity between Fore St and Waterfront. Undertake a feasibility study on creating a lift and skywalk on the Tamar Road Bridge.*

Measure TA1.2 - *To prepare a Development Brief for the Interchange area to include highway improvements, examination of the Tesco site and redevelopment of other sites on the interchange ?*

Measure TA1.3 - *To prepare a Marketing Strategy and Plan for the Town covering inter alia :- Economic Development and Job Creation incl. Tourism, Retail Development, The Evening Economy, The Waterfront, Sport and Leisure etc. Piggy-back off/complement/exploit Plymouth's Ocean City Strategy ?*

Topic Area 2. The Town Centre. (See also Topic Area 1. Above.)

Objective 2A. To strengthen the rôle of the Town Centre as the dominant location for shopping, services and community facilities/services in the area.

Objective 2B. To assist in increasing footfall to retain existing businesses and jobs as well as attract new businesses and jobs'.

Objective 2C. To develop and support a vibrant evening economy which provides high quality food, drink and entertainment opportunities, cultural attractions and later retail trading without prejudicing good living conditions'.

Objective 2D. To improve the physical connectivity between the Town Centre and The Waterfront to overcome the "Resistance of the Hill"

Objective 2E. To integrate the product service offer of the Town Centre and Waterfront for shoppers and visitors.

Objective 2F. To improve parking capacity, bus and rail services and facilities.

Proposed Measures.

Measure TA2.1 - *Link the shopping experience from Fore Street and Lower Fore Street down to the Waterfront through the provision of additional pop up market and additional retail space offering a mix of commercial and*

residential units. In particular look at the sensitive remodelling of Alexandra Square. See Illustrative Drawings on display at the Workshop.

Measure TA2.2. - Allocate the Post Office site for a mixed development of retail, residential and community uses and prepare a Development Brief for same in liaison with The Post Office.

Measure TA2.3 - Work with the Saltash Social Club to establish whether there is scope for any joint community and or commercial ventures which improve the business opportunities for the Club and the product service offer for the Town Centre.

Measure TA2.4 Conduct a feasibility Study into roofing over the entrance to the tunnel to provide additional parking and a community/public transport hub.

Topic Area 3. The Waterfront (Jubilee Green to the Sailing Club)

Objective 3A. To capitalise on the location potential and national/world renowned historic significance of Brunel's iconic Royal Albert Bridge for the economic and community well-being and quality of life for the Town.

Objective 3B. To enhance its importance as the "Heart and Soul" of the Town for residents and visitors alike.

Objective 3C. To improve the link to the Town Centre in terms of ease and convenience of connectivity.

Objective 3D. Develop the entertainment, dining, retail, arts and community, boating and other complimentary sectors and uses.

Objective 3E. Open up the use of the river for leisure and Green Tourism.

Proposed Measures.

Measure TA3.1 - Prepare a detailed mixed use Community with Commercial Brief and Master Plan with Business Case (Community/Commercial) for the long-term Redevelopment of the key Waterfront Area between the Bridges and Saltash Sailing Club.

The potential range of uses and activities to include :- Community space; Bars, restaurants and cafes; Internal/outside entertainment and gathering space; Youth Club/Sea Cadets; Residential; Retail (arts, crafts, antiques, chandlers, Pop-ups (shops & market), Improved car parking, Improved access to the sailing club, Boating facilities incl visitor pontoons and moorings; Bridge lift and Skywalk; Protection of the Town Quay, Quality Hard and soft landscaping, Maritime industries. See Illustrative Drawings on display at the Workshop.

Measure TA3.2 - Support enabling works and infrastructure requirements described in The Coastal Communities Waterfront Project and Bid for the short to medium term, which covers the area from Jubilee Green to the Sailing Club but excluded the Town Pier and Quay. The Bid related to such matters as :-The repair (not replacement) of the pontoon; Improvements to Ashtorpe Rock and workshops; Redevelopment of toilets; Redevelopment of boat sheds; Additional moorings and parking; Public realm works; Improvements to the frontage of Livewire; A timber boardwalk to Salt Mill Park; A new slipway to the north of the area; and Lighting to the Royal Albert Bridge.

Measure TA3.3 – Provide Facilities to support growth of visitor numbers and "green tourism" infrastructure relating to water, rail, road electric charging points, bikes, boats and buggies.

Measure TA3.4 - Improve footways, signage, "stopping off" points and view-points. Link into the blue plaque trail.

Measure TA3.5 – Provide links to historic river quays, tourism attractions and accommodation as part of the development of a Green Tourism product for the Town. (See Proposed Measure TA1. 3 above).

Measure TA3.6 – Create a circular footpath/cycle route around the town taking in as much river frontage as possible and utilising the Waterfront as the principal access point.

Topic Area 4. Community Hubs.

Objective 4A. To ensure that each recognised estate and neighbourhood area of Saltash has access to community facilities and local convenience stores/shops designed to meet their present and future needs as well as help foster community spirit and responsibility.

Proposed Measure.

Measure TA4.1 - A.To use the indicative Community Hub Brief of uses and services (see Appendix A) as the basis for discussions with existing providers and to inform discussions with the developers of new residential/mixed developments including Broadmoor Farm.

Topic Area 5. Supporting Community Needs.

Objective 5A. To meet the future property needs of community service providers, clubs and organisations that contribute to the quality of life and well-being of residents and visitors.

Proposed Measure.

Measure TA5. 1 - To work with groups, clubs and organisations (including public service providers) in the Town to achieve their future plans and intentions as derived from a "Community Audit." And if deemed appropriate through the preparation of a Community Property Strategy and Plan for the Town.

Measure TA5.2 – To protect and limit the use of the area bounded by Callington Road, Tobruk Road, Alamein Road, Warfelton Crescent and served in part off Plougastel Drive solely for the provision of community facilities and services. For the avoidance of doubt this includes The Brunel Primary and Nursery Academy buildings and sites, the Saltash Health Centre building and site, The Saltash Library site, The Saltash Police Station site, The Saltash Leisure Centre site, Warfelton Field, Kimberley Stadium, The Tennis Club site and The Guides site.

Topic Area 6. Parks, Children's Play Areas, Playing Fields, Public Open Space and Allotments.

A. Parks and Children's Play Areas

Objective 6A1.To protect all existing Parks, Children'd Play Areas, Playing Fields and Public Open Spaces and nature reserves for Community Use and enjoyment across all age groups. (See List on Display at the Workshop.)

Objective 6A2.To provide additional Parks as part of The Broadmoor farm development.

Objective 6A3.To ensure the provision of sufficient community space for any future residential development under a Home-Owners type Agreement.

Proposed Measures.

Measure TA6A.1 - Protect, but Enhance, Improve and Develop as part of any approved Management Plan schemes for existing an existing park or parks.

Measure TA6A.2 - Prepare a Community Brief establishing size, standards, facilities and ongoing maintenance improvement arrangements for the Broadmoor Farm development.

Measure TA6.3. - Apply measure TA6.2 above to other major residential or mixed developments.

Measure TA6A.4 – Any Childrens play area where equipment has to be removed due to safety or economic reasons should wherever possible be preserved for future reinstatement or retained as Public Open Space. In the event of the decision being taken to abandon the user tree planting and landscaping would be the required alternative use.

B. Playing Fields

Objective 6B1. To protect all existing playing fields and sports facilities for sporting and community use ensuring fitness for purpose. (See Appendix ?)

Objective 6B2. To expand the provision of sports pitches and facilities to meet the present and future needs of clubs and neighbourhoods.

Proposed Measures

Measure 6B1.1. - To work with existing clubs as part of an ongoing the Community Audit and review process to establish selection and specification criteria, prepare appropriate brief and Investment Plan and include in Community Property Strategy.

Measure 6B1.2. - Undertake this process in respect of The Broadmoor Farm Development and any other significant residential or mixed development proposals.

C. Public Open Space

Objective 6C1. To protect all existing Public Open space for the recreational enjoyment of residents and visitors.

Objective 6C2. To ensure sufficient provision of community public open space for any future housing/mixed developments.

Proposed Measure.

Measure TA6C.1. - Prepare Management Plans and seek to involve local residents/residents groups in the ongoing care and maintenance of such areas in their neighbourhoods.

D. Allotments

Objective 6D1. To protect existing Allotment space, but recognise the suitability of such sites for alternative uses of higher importance e.g. "Affordable/Starter Housing.

Objective 6D2. To expand Allotment provision in close proximity to residential areas

Objective 6D3. To encourage a Community Supported Agriculture as a means of linking local farmers to local consumers in the provision of fresh food and speciality products

Proposed Measures.

Measure TA6D.1 – Appraise existing sites under the Audit of Community Facilities and include as part of a Parish Property Strategy and Plan of community assets.

Measure TA6D.2 – Prepare a Community Brief establishing the size, standards, facilities and ongoing maintenance improvement arrangements and apply to new residential/mixed developments including Broadmoor Farm.

Measure TA6D.3. - Encourage Garden sharing (use of gardens owned by the elderly)

Measure TA6D.4. Encourage Community Supported Agriculture Scheme(s) between local farmers and residents.

Topic Area 7. The Natural Environment.

Objective 7A1. To protect existing AONB areas from development unless significant community benefits accrue.

Objective 7A2. To permit affordable housing and/or starter housing in designated landscape areas where no material detriment occurs to the natural environment and where suitable ameliorating provision is made.

Objective 7A3. To provide an attractive landscape/treescape for the Town for the benefit of future generations.

Proposed Measures

Measure TA7.1 - To ensure that all planning applications include a landscaping scheme and/or statement sympathetic to their location and position.

Measure TA7.2 - To encourage property owners to :- plant avenues of trees, specimen trees and/or landscaping strips adjacent to major highways; local distributor roads, existing and potential estate spine roads; local employment sites, skylines to screen existing and proposed development sites; Parks and Public Open Spaces and river frontages. This is of particular relevance in seeking to "Green-up" existing employment estates, schools and publicly owned buildings.

Measure TA7.3. – To encourage the re-establishment of Tamar Orchards with the benefits of providing fruit for cottage industries and green tourism initiatives.

Topic Area 8. The Built Environment.

Objective 8A. To ensure the existing designated "Conservation Areas" of Lower Fore Street and Forder are conserved, managed and where appropriate enhanced to maintain their local distinctiveness and special character and value to the Parish.

Objective 8B. To protect the existing character and integrity of the following streetscapes in the Town due to their historic and design merit comprising but not exclusively relating to building period, design and materials; plot layout; hard and soft landscape and setting in the following areas of the Town presently not included in a Conservation Area. i. The Port View Estate Others ? perhaps Essa Road; Coombe Road; Burraton Coombe; any more ? Policy to prevent the demolition and sub-division.

Objective 8C. To restore and maintain the network of historic waterside quays in the parish as a means of protecting heritage and more particularly creating, where appropriate part of a green tourism/residents infrastructure.

Objective 8D. Define The Saltash Library building, The Saltash Railway Station and former Wheatsheaf PH building as a Non-designated Heritage Assets requiring special consideration over their future development/redevelopment.

Proposed Measures

Measure TA8.1. - To prepare designated and adopted Character Appraisals and Management Plans for the existing Conservation Areas of Lower Fore Street and Forder.

Measure TA8.2. – In relation to Objective 8B. Adopt appropriate Saltash Local Neighbourhood Plan planning policy to

- "Maintain the overall quality of the area in terms of its streetscape, green areas (and historic buildings) which added to the overall attractiveness of the town as a place to live and invest in." and
- "The surviving large gardens are at risk from subdivision and development."

Measure TA8.3. - Prepare a Green Tourism Strategy and Plan for the Gateway Network Area.

Topic Area 9. Governance, Structure and Organisation for the Community Development Process and Delivery of the Saltash Neighbourhood Plan.

Objective 9A. It is considered necessary to review and assess the future role, structure and organisation of Saltash Town Council to enable the successful delivery of the approved Neighbourhood Plan.

Proposed Measure.

Measure TA9.1. – For Saltash Town Council to determine and institute the appropriate structure and mechanisms necessary to ensure the successful monitoring and delivery of the Saltash Neighbourhood Plan to 2030.

Contributors to the work of the Making Community Theme Team :-

Cllr. David Yates, Cllr. Richard Bickford, William Holman, Maggie Gee, Lizzie Sharpe-Asprey, Ian Taylor, Roger Fursier, Jenny Wreford, Richard Fry, Leslie Rust, Peter Whiteway, Jenny Hutchingson and David Bennett.

Draft for Discussion

**Potential Uses for a Community Hub Facility
For New and Existing Saltash Neighbourhoods**

1. Coffee shop
2. Convenience shop
3. Farm shop for Community Supported Agriculture
4. Internet Access and Assistance
5. Post Office and newsagent services
6. ATM or Does this draw trade from the Town centre ?
7. On-line shopping depository for resident collection e.g grocery deliveries
8. Residents Electric vehicle fleet management and charging point with drop-off/taxi service
9. Car sharing pool and co-ordination(Green Travel Plan)
10. Residents Bicycle/tricycle fleet management
11. Office, board, meeting room for local clubs, groups and organisations
12. Social enterprise base
13. Landscape Maintenance equipment store
14. Residents recycling facility
15. Bus stop
16. Notice board – Saltash Town council, advertisements residents association
17. Town centre businesses shopping and services hub as designed/operated by Saltash Town-centre Improvement Group (STIG)
18. Cornwall Council One stop shop link point
19. Elderly
20. Youth
21. Nursery
22. Allotments/Community farms/school farms etc
23. Emergency Evacuation Centre

Philosophy notes

1. Facilities would be designed to create minimal reliance by residents on the motor car but maximum access to the Town Centre, waterfront, rail and bus networks, educational, health, medical, Leisure facilities etc of the town.
2. Facilities would be in proximity to a practical cycle-path and footpath network arranged and **dedicated** parking/recharging facilities for electric vehicles including cycles electric “Boris Bikes”
3. Do we need a Green Travel Plan for Saltash ?
 - Electric vehicles for use within boundaries of Saltash again with dedicated parking as above, booking arrangement,
 - Commercial Viability, Locations, Seek sponsorship via energy companies or EU funding.
 - Other Issues Use as a basis for the Broadmoor Brief ????

4th January 2016