

MAKING COMMUNITY WORKING GROUP

HERITAGE AND THE BUILT ENVIRONMENT POLICY DISCUSSION NOTE

The Community Questionnaire 2015 response confirmed that the history and heritage of the area remains important to the community. However we recognise that alteration or redevelopment may be necessary to ensure that the older buildings of the area can accommodate modern lifestyles and demands.

The Neighbourhood Plan's policies are aimed at ensuring development is of a scale and quality that will serve to enhance the area visually and that any change to a listed structure is justified and in keeping with the site, its existing buildings and its surroundings.

The Parish of Saltash has a history dating back to before the 12th century. Over time it has evolved into a flourishing riverside town with nationally renowned bridges providing a gateway over the Tamar between Devon and Cornwall. This document will ensure that the future development of the Parish meets the requirements of the Cornwall Local Plan and its own ambitions in a manner which best reflects the wishes of local people as expressed in the results of The Neighbourhood Plan Survey conducted in 2015.

Situated on the west bank of the River Tamar opposite Plymouth, Saltash developed initially as a ferry crossing before the main body of the town was laid out as a planted borough. The town thrived under its joint economies, based on the market and the river, and became a popular place to live. Saltash's site gave it strategic importance during times of war – specifically the Civil War and World War II - as well as ensuring it was chosen for the rail and road crossings over the Tamar. The town is still an important local shopping centre and service provider for the surrounding agricultural hinterland. Its good communications have resulted in a large number of people choosing to live in Saltash, but to commute to Plymouth. The town has active local bodies involved in regeneration and the preservation of its historic fabric.

Saltash's history and geographic allocation have created a town with a strong, locally distinctive character. Major elements include:

- *A striking natural setting including dramatic hill slopes and attractive river views.*
- *The railway and road bridges.*
- *The Waterside area.*
- *Surviving medieval street patterns and areas of good quality historic street surfacing.*
- *Elegant and carefully planned suburban streets.*
- *Areas of historic open space within the urban setting.*

HES REPORT NO. 2005R073 Bridget Gillard September 2005

This document recognises the historic character of the town centre and waterfront areas in particular and as recognised in the above document, Saltash has 4 distinctive character areas:

- The Waterside and The Waterside North
- The Old Town
- Suburban Villas
- Circa 1900 Urban expansion

Understanding the specific qualities of the various Character Areas and respect for the urban hierarchy they represent is vital. Such understanding and respect should include appraising all proposals for change (large and small) in terms of their potential for maintaining and enhancing character and Saltash's distinctive sense of quality. It should include provision of design guidance, avoidance of pastiche and 'token' local distinctiveness and promotion of architectural excellence. It should also ensure that all new build is fully informed by the distinctive elements of the town's character. Use of local materials, construction techniques and skills should be encouraged.

HES REPORT NO. 2005R073 Bridget Gillard September 2005

The report also calls for the inclusion of the Suburban villas and good quality 1900 urban expansion to be included within the conservation area. Whilst this is outside of the scope of the Neighbourhood plan, the quality of this environment should be recognised and policies included upgrading planning

requirements to become similar to those required in a conservation area until such time as the designation is approved. **A MAP INCLUDED HERE SHOWING THE BOUNDARY OF THE 4 AREAS WOULD BE USEFUL**

Aim

Sustain the heritage of our buildings, with new development sympathetic to the traditional character of the area and to ensure quality design in places and buildings

Neighbourhood Plan Objectives

- 2.1 Where possible, encourage the preservation of historic buildings by supporting modern adaptation, and the sympathetic conversion of agricultural buildings to dwellings.
- 2.2 Ensure that the density, size, scale of builds, conversions or extensions (and the materials used) minimise visual impact, and require applicants to use the **Saltash Design Statement ???** where relevant. **Set as a project and apply once approved by STC.**
- 2.3 Preserve views and aspects of distinctive buildings in Saltash. **Do we need to specify distinctive buildings and views on a map.**

Policies should be put in place to protect the appearance and integrity of existing buildings.

CHARACTERISTICS OF GOOD DESIGN

To achieve high quality, sustainable development the Council would expect to see the following characteristics in all proposals:

High Quality Townscape, Landscape and Amenity

Accessible layouts of buildings, routes and spaces that promote health and well-being of the community, and which complement the existing settlement. Good enclosure, high quality; landscape and green infrastructure, public and private spaces, active frontages, visual delight and residential amenity.

High Architectural Quality

Dwellings that are fit for purpose, providing space standards and facilities which can adapt to meet a range of needs over time, which minimise energy consumption and can respond to climate change. Buildings and boundary treatments that are designed to be durable, well built and aesthetically pleasing and respond to their context.

Conservation Areas and areas of architectural interest

Developments in conservation and other historically significant areas and changes to traditionally styled buildings should be appropriate in character and appearance.

Town Centre shopping Area

In the town centre consideration will be given to increasing the current conservation area and carrying out positive enhancements including upgrading and enhancing fascias, shop fronts and signs

Places Which Have Their Own Distinct Identity

Development that works with the sites natural assets whilst either enhancing and/or creating local distinctiveness and helps people find their way around by the layout and building design. Schemes which are built using or reflecting the local palette of materials and architectural details and which have a clear design rationale related to the built form proposed.

Permeable Layouts

Development which has good connections within the site and to places and facilities beyond it for all modes of movement and transport.

Pedestrian and Cycle Friendly Places and Routes

Layouts which give priority to pedestrian and cycle movement with safe and convenient routes within development sites and to destinations beyond.

Policy XXX1 - High Quality Design delineated by a map

Proposals for development will be supported where they have demonstrated that they are of high quality design, complementing the local vernacular, will enhance visual amenity and minimise any adverse impacts on the built environment.

Particular attention should be paid to:

- i) ensuring that the size, height, density, scale and location of the development is appropriate to the surrounding built environment;**
- ii) ensuring that materials and design of the development are in-keeping with the character of the surrounding built environment;**
- iii) ensuring that it is designed in such a way as to minimise its impact on the visual amenity of the surrounding landscape, on views of the proposed development and on the natural environment;**
- iv) preserving or enhancing the Conservation Area and heritage assets in the parish; and,**
- v) satisfactorily mitigating any adverse impacts where they are unavoidable.**
- vi) Developers should be able to demonstrate: That a full site appraisal has been carried out and from this the constraints and opportunities identified and the key priorities and objectives for development defined. Also an understanding of the planning context showing how, for example, proposals meet present local needs and could adapt to those of the future**

Proposals in Saltash should take into account the Design Statement. ????

Main related national, district and AONB policies

National Planning Policy Framework

Paragraph 17 - *always seek to secure high quality design*

Paragraph 56 - *good design is a key aspect of sustainable development*

Paragraph 57 - *achieve high quality and inclusive design for all development*

Paragraph 66 - *designs should take account of the views of the community*

National Planning Practice Guidance

Paragraph: 001 *Good quality design is an integral part of sustainable development*

Reference ID: 26-001-20140306

Paragraph: 007 *Planning should promote local character (including landscape setting)*

Reference ID: 26-007-20140306

Paragraph: 030 *Good design interprets and builds on historic character, natural resources and the aspirations of local communities*

Reference ID: 26-030-20140306

Policy XXX2 - Redevelopment of Listed Buildings and buildings in conservation areas

including those buildings in the Port View Estate, Culver Road, Coombe Road and Essa Road. The Saltash Library building, The Saltash Railway Station, St Barnabas Hospital and former Wheatsheaf PH building will be designated as Non-designated Heritage Assets requiring special consideration over their future development/redevelopment and will be included in this policy.

Proposals to redevelop or extend these buildings will be supported where they demonstrate that they:

- i) are sympathetic to (respect, protect and reinforce) traditional local built character and maintain the building's setting in the landscape;**
- ii) demonstrate sensitive adaptation of the building's fabric to accommodate practical living or appropriate use in the modern day;**
- iii) will not harm any existing aspects and uninterrupted public views of the buildings;**
- iv) consider the significance of the building itself, including its use; and,**
- v) meet the requirements in Policy XXX1 (High Quality Design).**

Proposals in these areas should take into account the Design Statement.

Main related national, district and AONB policies

National Planning Policy Framework

Paragraph 132 - *great weight should be given to the asset's conservation*

Paragraph 133- *harm should be weighed against the public benefits of the proposal,*

National Planning Practice Guidance

Paragraph: 015 - *It is important that any use is viable, not just for the owner, but also the future conservation of the asset.*

Reference ID: 18a-015-20140306

Paragraph: 020 - *Public benefits should flow from the proposed development; public benefits may include heritage benefits*

Reference ID: 18a-020-20140

The Old Town including the shopping area

The above mentioned HES report makes the following suggestions for the main shopping area and surrounding streets. The Council maintains the importance of the high street shopping area and seeks to reinforce and revitalise this asset.

Regenerate the shopping area by reinstating/restoring historic shopfronts and through good consistent design of modern shop fronts.

- Encourage new local and specialist shops.*
- Reinvigorate the Fore Street environmental scheme.*
- Landscape the car parks to give a better first impression of the town centre.*
- Upgrade the alleyways and opes - to make them more attractive and promote their use in order to encourage people into different parts of the town.*
- Rationalise the signage - remove unnecessary clutter and improve the signage to the town's other areas of interest such as the Waterfront.*
- Target Lower Fore Street with grant scheme in order to encourage the restoration of the historic buildings and to find new sustainable uses.*
- Enhance the 'gateways' at either end of Fore Street to reinforce the quality of the area.*
- Regenerate the redundant buildings behind Fore Street.*
- Include the area within the conservation area – to recognise and preserve its special character.*

Policy XXX3 - Redevelopment of the Old Town shops and surrounding streets

Proposals to redevelop or extend these buildings will be supported where they demonstrate that they:

- i) are sympathetic to (respect, protect and reinforce) traditional local built character and maintain the building's setting in the landscape;***
- ii) demonstrate sensitive adaptation of the building's fabric***
- iii) Development proposals which include new additional street furniture and / or signage requiring permission should be in-keeping with the character of the surrounding built and / or natural environment. Signage and street furniture should be of appropriate scale and colour to its setting and not cause or contribute to any cumulative adverse impacts of provision.***
- iv) Development will be supported for new retail proposals if they demonstrate either they are reinstating/restoring historic shopfronts or through good consistent design of modern shop fronts***

There are a number of settlements outside of the Saltash town area such as Forder (**any other areas – maybe a map?**) the architecture of these settlements and vernacular styles should be respected and enhanced in any development proposal:

Policy XXX4-Proposals to redevelop or extend properties in the villages surrounding Saltash town will be supported if they demonstrate:

- i) The siting, scale, density, height, massing, layout and landscape of development proposals and access thereto should ensure that the development respects the scale, character and appearance of the immediate surroundings and the wider environment.***
- ii) In the Areas of Outstanding Natural Beauty, the Heritage Coast and Conservation Areas, the siting, scale, layout and design of any development proposals should have particular regard to***

traditional building styles and local materials, characteristic patterns of settlement and the degree of exposure.