

# **Appendix F**

## **Saltash Housing Evidence Report: Urban Design Assessment Results**

## **Introduction**

This Appendix sets out the results for the Urban Design Assessment stage (Step 7) of the Urban Extension Assessment. The methodology for this step of the process is set out in Appendix E of this report.

The outputs of this assessment are presented on the following pages.

Step 7 – Urban Design Assessment Original Cell No: 1	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	One significant employment area within 1200m of the majority of the cell.	Yellow
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell distant from town centre in Saltash. Served by primary routes	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Local neighbourhood centre within cell (north boundary)	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Cell is subdivided by BAP Woodland; Cornwall Wildlife Site and flood Zone 2 and 3. Cell does not directly impact on Saltash. Main issue is relationship to Carkeel and Tamar View Industrial Estate.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Very large Cell capable of accommodating a new neighbourhood centre with some facilities and employment opportunities.	Green
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too large.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Large cell capable of accommodating new neighbourhood centre. Some impacts on woodland / wildlife site. Good access for vehicles and pedestrians. Existing neighbourhood centre (Tamar View) on north boundary. <b>Yellow</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Junction improvements. New roads and pedestrians routes required. Consider public transport facilities due to distance from town centre but access to primary routes. Potential Park n Ride.	

Step 7 – Urban Design Assessment Original Cell No: 2	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Very close cell to employment	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell does not have direct access to town centre and is not conveniently linked to primary routes. Considerable distance.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Majority of cell within 1200m of neighbourhood centre and 800m to supermarket.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Significant landscape designations – AONB; BAP woodland and open areas of local significance. Land falls steeply into valley (north) down into Tamar Valley / estuary. Development of whole cell may have negative impacts.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Large irregular shaped cell. Major constraints due to topography likely to restrict development of a single continuous new neighbourhood.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Southern part of cell within 400m of supermarket. Cell otherwise up to 800m from local neighbourhood (Tamar View Nurseries).	Yellow
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Possible neighbourhood expansion to southern part of this cell. Major level changes (Tamar Valley / Estuary to north half of cell) constrain development opportunities. Limited access to neighbourhood centre and local supermarket. Scope for improving vehicle and pedestrian access. <b>Yellow</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway / junction improvements	

Step 7 – Urban Design Assessment Original Cell No: 3	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Majority of cell beyond 800m of employment with direct and convenient access	Yellow
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Whole cell is distant to Saltash town centre	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Majority of cell remote from neighbourhood centres. Cell distant from range of community facilities and local shops. Town centre is local neighbourhood and not located within 1200m of majority of cell.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Very open landscape and situated on edge of Tamar Estuary. Development of whole cell is very likely to harm local identity and character of north east side of Saltash.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell has major constraints due to topography, that restricts growth and will not permit development of a single continuous neighbourhood.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Possible neighbourhood expansion to southern boundary. Poor access to cell through lanes and constrained by distance from nearest neighbourhood centre (south of A38)	Yellow
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Whole cell is detached from Saltash and range of existing facilities. Local highway / pedestrian access to connect southern edge of cell to Saltash. Environmental constraints to northern half of cell. Consider merging of southern part of cell 2.	<b>Amber</b>
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local improvements to junctions and access for pedestrians.	

Step 7 – Urban Design Assessment Original Cell No: 4	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Cell remote from existing employment	Red
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Most of cell within 1200m of town centre	Yellow
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Most of cell within 1200m of town centre	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Cell is subdivided by SSSI and flood zone 2 and 3. Possible negative impacts on local identity and character of east boundary with estuary.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell too small	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Very limited opportunities for a neighbourhood extension. Some local facilities within 800m – primary school and supermarket. No local facilities within 400m.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Small cell with some opportunity for development. Access to a limited range of facilities. Ecological / landscape constraints on north / east boundaries. Opportunities to upgrade highway may be restricted by existing constraints on route into Saltash. <p style="text-align: right;"><b>Amber</b></p>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Upgrade highway / pedestrian route. Traffic calming.	

Step 7 – Urban Design Assessment Original Cell No: 5	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Remote from existing employment	Red
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Majority of cell within 1600m of town centre. Distant and indirect route.	Yellow
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Neighbourhood centre (Range of shops); primary and secondary schools within 800m of cell.	Green
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Most of cell visually prominent to views towards Tamar Estuary. Whole cell within AONB (National Landscape Designation). Development in whole cell extending down the estuary likely to have a negative impact on valley; identity and character of Saltash.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Large scale cell that could potentially sustain a new neighbourhood. However due to landscape designation and extent of cell extending down to estuary, consider restricting cell size to upper fields on urban edge. Potentially could support limited facilities to compliment existing neighbourhood.	Yellow
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too large to neighbourhood extension	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Large prominent cell on southern edge of Saltash. AONB. Ecological designations to southern / western boundaries in Tamar Valley. Opportunities for neighbourhood with limited facilities to enhance existing neighbourhood centre. Consider restricting cell size to upper fields to mitigate landscape / ecological impacts in Tamar Valley. <b>Yellow</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway improvements / traffic calming	

Step 7 – Urban Design Assessment Original Cell No: 6	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Cell remote from employment. No direct and convenient access	Red
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Whole cell remote from town centre. No direct and convenient access to town centre	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Majority of cell within 1200m of a neighbourhood centre. Poor access via narrow lanes on indirect routes.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Over half of cell within AONB; flood zone on north boundary. Steeply sloping valley side within Conservation Area. Development likely to have a significant impact on character and local identity.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Large irregular shaped cell within a steeply sloping landscape. Constrain to development due to topography and poor access.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too large for neighbourhood extension. Constrain to development due to topography and poor access. No local facilities within 400m of majority of cell.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Irregular shaped steeply sloping cell not capable of accommodating development of any appreciable scale. Also isolated due to narrow lanes and indirect routes. Landscape / ecological constraints in Tamar Valley / Estuary.  <b>Red</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Narrow country lanes leading to cell. Very limited scope for altering routes. Poor connectivity.	

Step 7 – Urban Design Assessment Original Cell No: 7	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Cell remote from employment. Very poor access. Narrow Lanes	Red
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell remote from town centre. No direct or convenient links to town centre	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell remote from neighbourhood centre. No direct or convenient links.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Cell entirely within AONB. East part of cell within Conservation Area. Development of cell likely to have a negative impact on landscape and character of the Tamar Valley / Estuary.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Physical barriers likely to prevent this large remote cell being developed.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Physical barriers likely to prevent this large remote cell being developed.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Large cell remote from Saltash with restricted opportunities for improving connectivity by vehicles and pedestrians. No facilities local to site. Cannot foresee opportunities to upgrade cell to accommodate extension or new neighbourhood for Saltash. Environmental Constraints. <b>Red</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Very poor connectivity. Unable to identify transport infrastructure / highway improvements that may improve situation for this cell.	

Step 7 – Urban Design Assessment Original Cell No: 8	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Cell remote from employment. Very poor access. Narrow Lanes	Red
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell remote from town centre. No direct or convenient links to town centre	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell remote from neighbourhood centre. No direct or convenient links.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Remote location for Cell which is entirely within AONB. Open landscape sloping south westerly away from Saltash. Development likely to have a negative impact on rural identity and character of countryside.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Large cell capable of accommodating a new neighbourhood. However cell is very remote and detached from Saltash restricting connectivity on primary routes. Isolated cell not close to any facilities within existing urban area.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too large and isolated	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Large detached cell remote from Saltash. No primary route connections to cell. Isolated cell not close to any facilities within existing urban area. AONB designation. <p style="text-align: center;"><b>Red</b></p>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Very poor connectivity. Unable to identify transport infrastructure / highway improvements that may improve situation for this cell.	

Step 7 – Urban Design Assessment Original Cell No: 9	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Employment within 1200m of the whole cell. Poor access with no direct and convenient routes to Saltash.	Yellow
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell remote from town centre. Presently no direct or convenient routes available.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	East side of cell within 1200m of neighbourhood centre, education and employment. Majority of cell is remote from Saltash. Narrow lanes and indirect routes.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Steep sided wooded valley in eastern half of cell with flood plain (Latch Brook Leat). Development of whole cell would be a extensive extension to Saltash to the west affecting identity and character of the area.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell is too large, has physical constraints and poor connectivity.	Yellow
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The development area is very large in comparison to the existing neighbourhood. There are no local facilities within the adjoining neighbourhood within 400m of the majority of the cell.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Large cell, topographical constraints, steep sided valley. Limitations on local roads. In excess of 1200m to existing neighbourhoods range of facilities, education and employment. Consider reducing cell and merging with cell 10 and investigate connections to Saltash.	Amber
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Would require significant upgrade to highway infrastructure to improve existing routes.	

Step 7 – Urban Design Assessment Original Cell No: 10	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Whole cell within 1200m of existing employment. Access is direct and convenient to north (primary route)	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell is distant from Saltash town centre	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Whole cell is detached and significant distance in excess of 1200m to community facilities, education and local shops.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Undulating landscape Latchbrook Leat (floodplain) eastern boundary. Development of whole cell would not create significant risk to loss of local character of an existing settlement	Green
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Large cell capable of accommodating an individual new neighbourhood with adequate scale and capacity.	Green
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell is too large as a neighbourhood extension	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Large cell. No landscape constraints. Detached from town centre and range of community facilities. Well located to employment and good access to primary routes.	Light Green
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.		