

PP17 Cornwall Gateway Community Network Area

Introduction

20.0 The Cornwall Gateway Community Network Area covers the parishes of Antony, Botusfleming, Landrake with St Erney, Landulph, Maker-with-Rame, Millbrook, Saltash, Shevioc, St Germans, St John and Torpoint.

Key Facts:

Population 2007: **31,300**

Dwellings 2010: **14,958** (5.9% Cornwall)

Past housing build rates 1991-2010: **1,553**

Saltash completions 2001-2010: **961** (107pa)

Housing need (preferred area) 2012: **700** (Bands A-D) plus **955** (Band E) equates to 6.1% and 6.5% of Cornwall total respectively

Existing housing commitments 2010-2012: **274**

Saltash employees estimate (2011): Full time: **2,583** Part-time: **2,431**

Torpoint employees estimate (2011): Full time: **1,088** Part-time: **702**

Millbrook employees estimate (2011): Full time: **394** Part-time: **324**

Objectives

20.1 Specific objectives to be addressed in planning for the Cornwall Gateway Community Network Area include:

Objective 1 – Regeneration

Support the regeneration of Saltash and Torpoint town centres.

Objective 2 – Jobs and Services

Improve the provision of and access to jobs and services (including public services), considering the influence of Plymouth.

Objective 3 – Affordable Housing

Enable the provision of affordable housing.

Objective 4 – Transport

Support the improvement of public transport between the rural and urban areas.

Objective 5 – Tourism

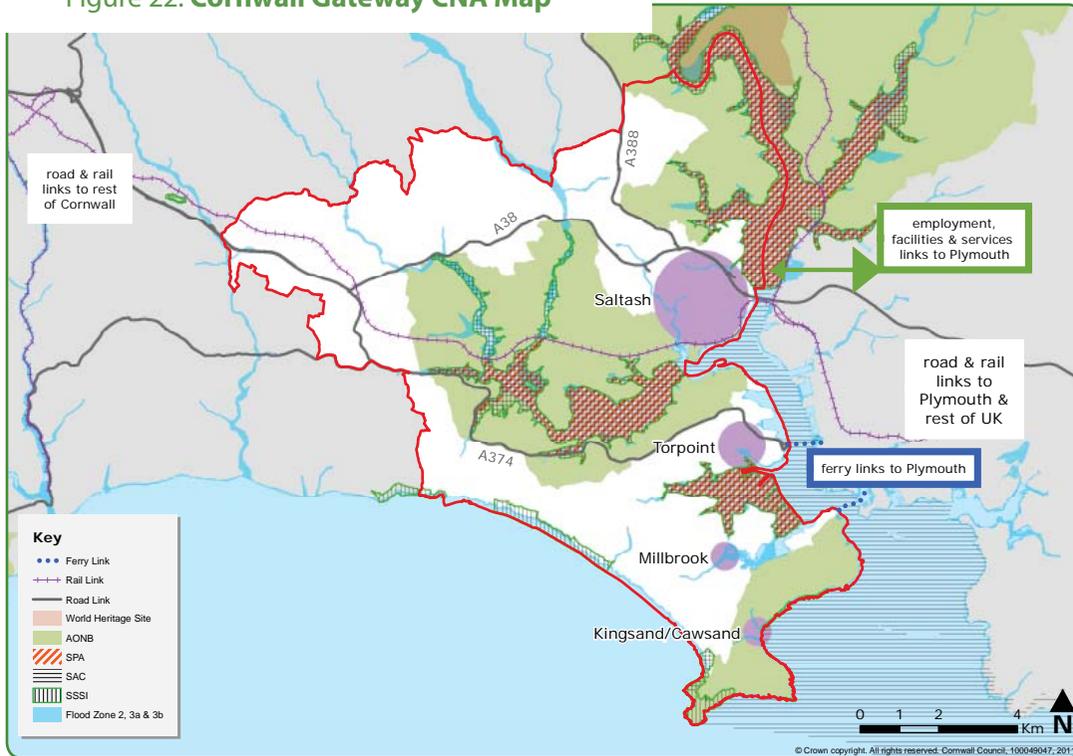
Improve Saltash as a tourism destination through the promotion of its heritage and regeneration of the waterfront.

Development Strategy

20.2 Saltash lies on the eastern edge of Cornwall, and is bordered for the most part by the Rivers Tamar and Lynher that act as immutable boundaries; whilst to the north and south of the town are Areas of Outstanding Natural Beauty that restrict development. Saltash's location astride the major arteries of communication between Devon and Cornwall whether by river, rail or road has always been the key to its historic prosperity.

20.3 The town wishes to unlock the potential of its geographical and communicational strengths, as well as addressing the current imbalance between the number of jobs and level of housing found within the town. In order to do this the town wants to take advantage of its natural assets but these need to be sensitively developed and marketed in order to help Saltash promote itself as an attractive place to live and visit, with a focus on river based leisure and recreation. The regeneration of the waterfront is therefore fundamental to achieving this aim.

Figure 22: Cornwall Gateway CNA Map

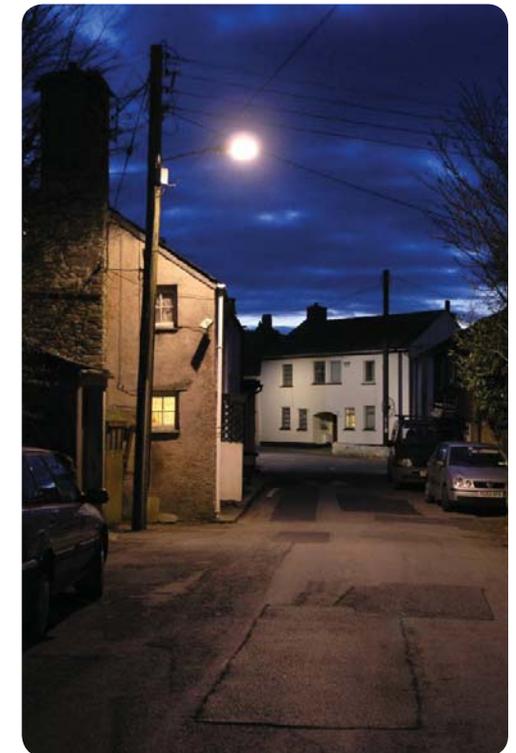


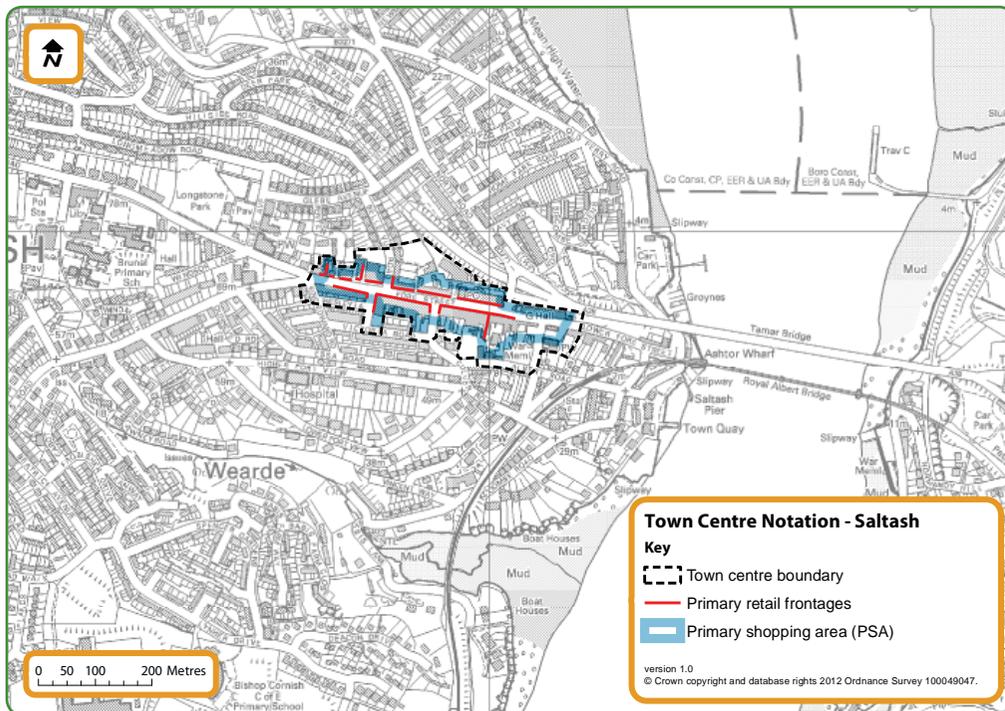
20.4 Saltash is unique in Cornwall since it is a town that is heavily influenced / constrained by the proximity and dominance of the large urban area of Plymouth. This has resulted in the town’s retail provision not reflecting the fact that it is the largest town in South East Cornwall. This unique situation must be taken account of in

decisions that affect the local economy and viability of the town centre. There remains an opportunity for Saltash to recover more of it’s and south east Cornwall’s retail expenditure to support its vitality. The location of the town centre to the eastern side of the town is also a constraining feature as it limits future expansion and accessibility. The

regeneration of the town centre (Fore Street) aims to achieve a shopping and leisure centre that meets the needs and requirements of the populace but by complementing not competing with Plymouth. This will be achieved through the regeneration of sites such as Alexandra Square and the Railway Station area.

20.5 The identification of sites to meet the need identified will be taken forward through the Cornwall allocations development plan document to follow this plan or a neighbourhood plan. This will look to identify how these objectives can be delivered through site specific allocations and how an integrated approach can be developed to bring forward economic growth with housing using Saltash’s natural advantages.





Employment

20.6 It is important to the locality that any future growth of Saltash is employment driven in order to address the imbalance in the number of jobs and level of housing found in the area. The town needs to attract industries that will deliver well paid, high quality jobs (knowledge based industries) to

help counter the impacts of Plymouth. Industries should be encouraged to make use of Saltash's waterfront location and gateway into Cornwall status as well as its good transport links (road and rail).

Infrastructure

20.7 Fundamental to the delivery of the strategy will be the enhancement

of Saltash's infrastructure, including transportation; primary, secondary and post 16 education; utilities; green space; healthcare; leisure facilities and burial capacity.

Tamar Estuary

20.8 The area sits adjacent to the Tamar Estuaries and the impact of the port of Plymouth this is a complex and dynamic area which encompasses Plymouth Sound, extending up the rivers of the Tamar, Tavy, Lynher and Plym. It is the largest estuarine system in south west England, supporting over a quarter of a million people, a diversity and richness of wildlife, as well as a landscape and heritage recognised through national and international designations such as the European Marine Site (Special Area of Conservation and Special Protection Area).

20.9 The management of the Plymouth Sound and Tamar Estuaries is currently co-ordinated through the Tamar Estuaries Consultative Forum (TECF), chaired by the Queen's Harbour Master. This body works to a six year management plan which provides a framework for the sustainable management of the Tamar Estuaries and a context to ensure statutory compliance in delivering conservation objectives for the European Marine Site.

20.10 The area requires an integrated management approach to its sustainable development which:

- Protects the value and integrity of the Port of Plymouth², recognising its position as a unique asset to the area.

Housing Requirements

20.11 The area should plan for around 1,300 dwellings (about 65 dwellings per year) over the period between 2010 and 2030.

² Under the Port of Plymouth Order 1999, The Port of Plymouth is defined as the waters of Plymouth Sound, and all waters inland as far as the tide flows, ie it includes the Tamar, Tavy and Lynher. The waters of the Port of Plymouth all come under the jurisdiction of the Queens Harbour Master.

20.12 As the main settlement with good employment and transport provision, Saltash will be required to accommodate the majority of those dwellings. Co-ordination will be needed amongst the remaining parishes within the area to ensure that housing needs are met. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas.

20.13 Five parishes on the Rame Peninsula have joined together to create a Neighbourhood Plan to influence development in the area, with a focus on improving transport accessibility.

20.14 Development in Torpoint should support the regeneration of the waterfront and town centre. This can be used to encourage economic growth which should be delivered alongside housing and infrastructure that supports local services.

Policy PP17: Cornwall Gateway CNA

1. Development will be permitted where it can be demonstrated that the following priorities for Saltash can be satisfied:

- a) The protection of the vitality and viability of Saltash town centre through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use. It is estimated that there is capacity for the provision of an additional 70sqm of Convenience and 1,300sqm of Comparison A1 net sales floorspace in the centre, edge-of-centre and out-of-centre locations of the town up to 2030.

- b) The provision of around 4,150sqm of B1a office accommodation and 12,350sqm of Industrial space has been identified. This has the potential of accommodating 550 jobs in the CNA over the plan period;

- c) The provision of around 750 dwellings in the period up to 2030;

- d) The provision of, or safeguarding for, employment related to maritime uses in waterside locations and the creation of new public access to the waterfront.

2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:

- a) The provision of around 300 dwellings at Torpoint in the period up to 2030;

- b) The provision of around 250 dwellings in the period up to 2030. Additional housing and employment growth should be of a size, nature

and scale appropriate to the needs, character, role and services available of the settlement;

- c) Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;

- d) Development should deliver community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally. ie. The provision of, or safeguarding for, employment related to maritime uses in waterside locations and the creation of new public access to the waterfront;

- e) Prioritisation of sustainable transport solutions and measures to address air quality issues in Tideford.