Further to our previous comments regarding the soundness of this document, we wish to clarify and expand on our objections.

**Test of Soundness 2 – Document prepared in compliance with Statement of Community Involvement**

Although we accept that the consultation may have met the bare minimum required in Plymouth’s SCI we challenge the lack of explicit consultation with us regarding the proposed Strategic Facility at Ernesettle, and the lack of a public meeting to discuss the impact of the proposed facility.

**Test of Soundness 3 – Plans and policies subject to sustainability appraisal**

Plymouth’s sustainability appraisal for the preferred options stage highlighted several concerns with the Ernesettle site compared to Coypool, and these concerns which have not been adequately addressed at submission stage, and resulted in its designation as a reserve option, with the site as Coypool being preferred. It has now passed to being a submitted proposal whilst the sustainability appraisal continues to show that it is a less desirable site.

Both sites are being put forward for potential development at Submission stage when the sustainability appraisal indicates that only one (Coypool) is environmentally acceptable. It is not possible to mitigate all the impacts of Ernesettle highlighted by the Appraisal.

We also note that the exact location of the site has moved since the original sustainability appraisal on preferred options, to a different site abutting the waterfront and with a greater impact on Saltash.

**Test of Soundness 6 - Strategies/ polices/allocations in the DPD are consistent within and between DPDs prepared by the authority and by neighbouring authorities, where cross boundary issues are relevant.**

This represent the area of our greatest concern: the Saltash Regeneration Study ([http://www.saltash.gov.uk/saltash_old/Regeneration/report.htm](http://www.saltash.gov.uk/saltash_old/Regeneration/report.htm)) highlighted a community aspiration for development of the environment around the Waterfront area, as does the Saltash Market and Coastal Town Initiative (MCTi) Action Plan ([http://www.saltashgatewaycic.co.uk/actionplan.htm](http://www.saltashgatewaycic.co.uk/actionplan.htm)). Relevant excerpts of these reports are highlighted in Appendices A and B.
Both of these document, whilst not DPDs, represent the aspirations of the community and are material planning considerations. Both emphasise the need to attract visitors to the Waterside area, as part of securing the economic prospects of Saltash, and we believe that the Ernesettle proposal with have a strong negative impact on this aspiration.

The incinerator will be clearly visible from the Waterside, as well as from the nearby Area of Outstanding Natural Beauty, significantly impacting the visual amenity of both areas. The document does not sufficiently outline how this impact can and will be mitigated by screening or other measures. The waterside area is also an important area for recreational activities such as sailing and fishing, which might be negatively impacted by these proposals.

We also feel that insufficient evidence has been provided regarding the impact on the micro-climate of the Tamar valley, which is an area of great concern to residents and could affect potential visitors.
ENVIRONMENTAL APPRAISAL

CONCLUSIONS

Projects should be directed at improving the environment for:

Local people - to encourage continued use of the town centre by making it more attractive and easier to use, and allow opportunities for new activities to take place.

Visitors - to encourage people into the town by making it more attractive, and improving links between tourist or leisure activities and the main shopping area.

There is a need for a general upgrading of the appearance of buildings, and promotion of good shop front design.

More avenue planting would 'soften' the buildings and bring a natural feel to Fore Street which would help offset the shortage of civic space in the town centre.

Lower Fore Street could be developed as a specialist shop and restaurant area focused on the heritage of the area.

The waterside is a neglected resource which could be environmentally upgraded and opened up for more recreational use.

The waterside area could be developed on a marine theme to capitalise on its existing assets. The Brunel Green area has potential as a small riverside park.

There is a need to attract increased day and night-time use to bring vitality to the area, although this must be able to occur alongside the residential uses at the waterside;

There is an opportunity to improve lighting along the entire waterfront area in order to create a more attractive night-time environment.

TACKLING THE PROBLEMS AND SEIZING THE OPPORTUNITIES

Objective 1. Bringing vitality and spending to the town centre and waterfront through environmental improvements, retail improvements, diversification of uses, improvements to traffic flow and parking, promotion, and events aimed at leisure, lifestyle and 'after hours' activities through:

- environmental improvements, including traffic calming and car parking improvements in Fore Street, Lower Fore Street, the Waterfront and adjacent sites;
- strengthening the retail 'offer' of the town centre, including new retail development sites, attraction of specialist retailers, marketing and events, and the appointment of a town centre manager;
- diversification of uses and activities, including the promotion of Lower Fore Street as a restaurant sector, and the Waterfront as a centre for leisure and night-life.
Appendix B Excerpts from the Saltash MCTi Action Plan

Section 11 - Current Context and the way forward

The area’s location, on the banks of the Tamar and Lynher rivers, is spectacular, and there is much scope in the Waterside area, the historic heart of Saltash, for appropriate development of river-based leisure and recreation.

Project 3: Marketing the Saltash Gateway Area as a Destination for Visitors, Shoppers, and Business Investment

Saltash is the sixth largest town in Cornwall but it does not appear on many maps of the County. It is not seen as a visitor destination and the area is literally by-passed by those travelling by train and motor vehicles.

The MCTi Healthcheck conclusions support earlier regeneration reports recommending that the Saltash Gateway area develop its potential as a business leisure and specialist shopping centre for the population of South East Cornwall, and Plymouth capitalising on its location and heritage.

This project aims to generate the marketing needed to put Saltash Gateway area back on the map for the outside world by:

* Improving the first impression of Saltash by upgrading the town’s entry points, particularly by the developing a ‘branding’ for the area
* Developing special attractions such as the ‘best festive lights in SE Cornwall’, a Brunel 200 exhibition in 2009, and the up-lighting of the Royal Albert Bridge
* Maximising use of historic connections such as Brunel, Turner and Drake
* Promotion and expansion of Saltash Heritage Centre and other local heritage initiatives
* Marketing support for other community initiatives such as an Olympics 2012 bid
* Further development of public arts

Saltash Gateway MCTi will lead in developing the area’s branding, in consultation with local stakeholders and the community. It will work closely with the local authorities and business and community groups to support the improvements set out above. The first step in the programme is the recent installation of mosaics, designed by children from seven local primary schools, in Saltash Fore St funded by Saltash Partnership, Caradon District Council and Saltash Town Council.
Project 9: Sensitive Development Of The Waterside and Tamar Estuary

The Rivers Tamar and Lynher form one of the finest natural resources of the Saltash Gateway area. Together they provide extraordinarily beautiful places where people live, work and play. Historically, the rivers have provided work in the form of fishing and Admiralty-related activities, both of which have declined over the years. Indeed, the water quality in the past was so poor that fishing had to be banned for a period.

Now, however, the quality of the water has improved markedly and the rivers have become predominantly playgrounds for locals and visitors alike. Still more opportunities present themselves with the recent removal of the Ministry of Defence barges from the upper Tamar estuary.

Saltash Waterside suffered badly in the 1950s and early 1960s, with the wholesale demolition of the warren of cobbled streets and cottages that gave the area its character. The three pubs are all that survive from a ‘slum clearance’ programme that Saltash has lived to regret.

However, the Waterside and the wider waterfront area retain a powerful sense of ‘community’ that has been strengthened still further by the founding of Saltash Waterfront Residents Association (SWRA) in 2002. SWRA has worked with Caradon District Council, Saltash Town Council and other agencies to bring about real improvements to the area.

The Ashtorre Rock Community Centre caters for summer visitors as well as being a prized community asset. The wide expanses of green space alongside the River Tamar waterfront have been praised in a national newspaper survey of Britain's “urban oasis”.

Saltash Waterside also has a deep sense of its own history. Shipbuilding existed here long before the founding of Devonport Dockyard. The sport of rowing reaches back to the early 19th century and beyond.

The medieval Mary Newman’s Cottage, with its traditional links to Sir Francis Drake, survives intact. Again, opportunities present themselves for sharing and celebrating this maritime heritage.

However, increased leisure usage of the Saltash waterfront brings inevitable conflicts. At times, during the summer, the narrow Old Ferry Road becomes congested with vehicles and trailers bringing boats to the town’s two free slipways. The growth of powered boating and jet skiing presents difficult environmental issues in a river that is home to one of southern England’s most significant populations of wading birds. Additionally, the economic benefits of powered boating and other river activities require discussion and review.
Saltash’s annual regatta with its focus on rowing and sailing, is in the throes of revival. Plans are in hand to incorporate a major gig-racing event in 2006 that uses a triangular course in the upper estuary.

The Waterside is also an extremely popular venue for canoeists. Saltash Gateway MCTi believes that Saltash and the river has the potential to become a centre of excellence for these sports in future years.

Saltash Gateway MCTi also recognises that intelligent and sensitive development of the area can provide economic potential and sustainable recreational facilities badly needed by the town that would also attract visitors and users from further afield.

We propose that initially discussions are set up with stakeholders to develop a holistic strategy for sensitive development engaging stakeholders (Caradon District Council, Saltash Town Council, Duchy of Cornwall, Tamar Estuary Consultative Forum, Queen’s Harbour Master, Maritime, Saltash Regatta Plymouth, SWRA, Tamar Protection Society, Livewire Youth Project, Ashtorre Community Centre, Saltash Sailing Club, Saltash Gig Club, Tamar Canoe Club and local businesses) to identify a way forward to meet these aims.

Project 10: Highlighting Visitor Potential

South East Cornwall Integrated Area Plan, the South East Cornwall Tourism Strategy and the Saltash Regeneration Study all identify good potential for the Saltash Gateway area as a service centre for day visitors and short stay visitors.

They place emphasis on the distinctiveness of the Saltash area, related primarily to the outstanding countryside, our location and proximity to Plymouth and our local heritage. Promoting the distinctiveness of Saltash Gateway’s outstanding countryside links with the development of an outdoor sports tourism and leisure economy (see Projects 1 and 9).

Other potential links are to the Tamar Valley Area of Outstanding Natural Beauty and opportunities for joint promotion of activities within the Area of Outstanding Natural Beauty between Saltash Gateway MCTi and Tamar Community Futures.

Saltash is well supplied with good public houses, quality and medium quality eating establishments which, when combined with the improvements carried out to the waterfront and town centre, and emphasis on local food, could provide the basis of a further distinctive characteristic of the Saltash Gateway area.

Our own Healthcheck analysis and strategic review has identified the potential for low-impact leisure activities such as river excursions and other water-based activities.