



WHY ARE WE HERE TODAY?

Saltash Town Council is gathering evidence as part of the development of its Neighbourhood Priorities Statement, which will help inform Cornwall Council’s Local Plan – and we want to hear your thoughts.

The Timeline: 2026 – 2027

1

A New National Planning Policy Framework (NPPF)

Cornwall Council have asked all parish and town councils to submit a Neighbourhood Priorities Statement (NPS) to inform their new Local Plan, which will meet new NPPF policies and housing requirements.

2

Saltash Scenario Planning

Saltash Town Council will collate public feedback on potential scenarios to help shape its NPS, representing community priorities.
★ This is where we are now!

3

Saltash’s Neighbourhood Priorities Statement (NPS)

Using the evidence collected during the public engagement, Saltash Town Council will create an NPS, outlining priorities for the town. The draft NPS will go out to public consultation for 6 weeks.

4

Submitting Saltash’s NPS to Cornwall Council

Once finalised and agreed, the NPS will be submitted to Cornwall Council (before October 2027). This document will help Cornwall Council to create an informed Local Plan for the years ahead.



YOU CAN INFLUENCE:

- Priorities for development in and around Saltash
- Areas where development should be considered
- Areas and facilities that should be protected
- Considerations for infrastructure that might be needed to support growth
- Which approach should be taken when thinking about future growth



THE SCENARIO PLANNING WILL NOT:

- Hold statutory weight in official planning applications
- Detail and decide every aspect of future development
- Overrule decisions already made by other authorities



YOUR VIEWS MATTER



WHAT IS SCENARIO PLANNING?



Scenario Planning is a way of thinking about the long-term future of Saltash. It’s not about providing options to choose from, but a way of considering different ways the town could evolve and the positives and negatives of each of these. Once more is understood about how growth will impact the area, informed decisions about how Saltash should grow can be made.

To create this vision, we want to understand what matters to you and which approaches could work best.

We’re asking you to think about...



Homes

Where should new homes go?



Green Spaces

Which areas should be protected?



Transport

How can connections improve?



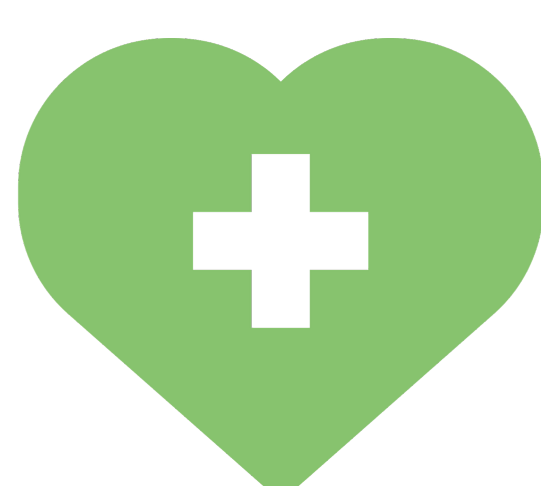
Employment

How can employment be supported?



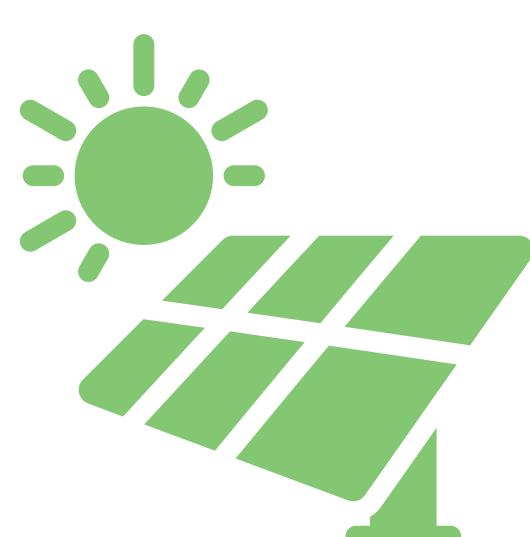
Community

What facilities would you like to see?



Healthcare

Which services & facilities are needed?



Climate

Could green infrastructure be built?



Education

Do we need additional schools?

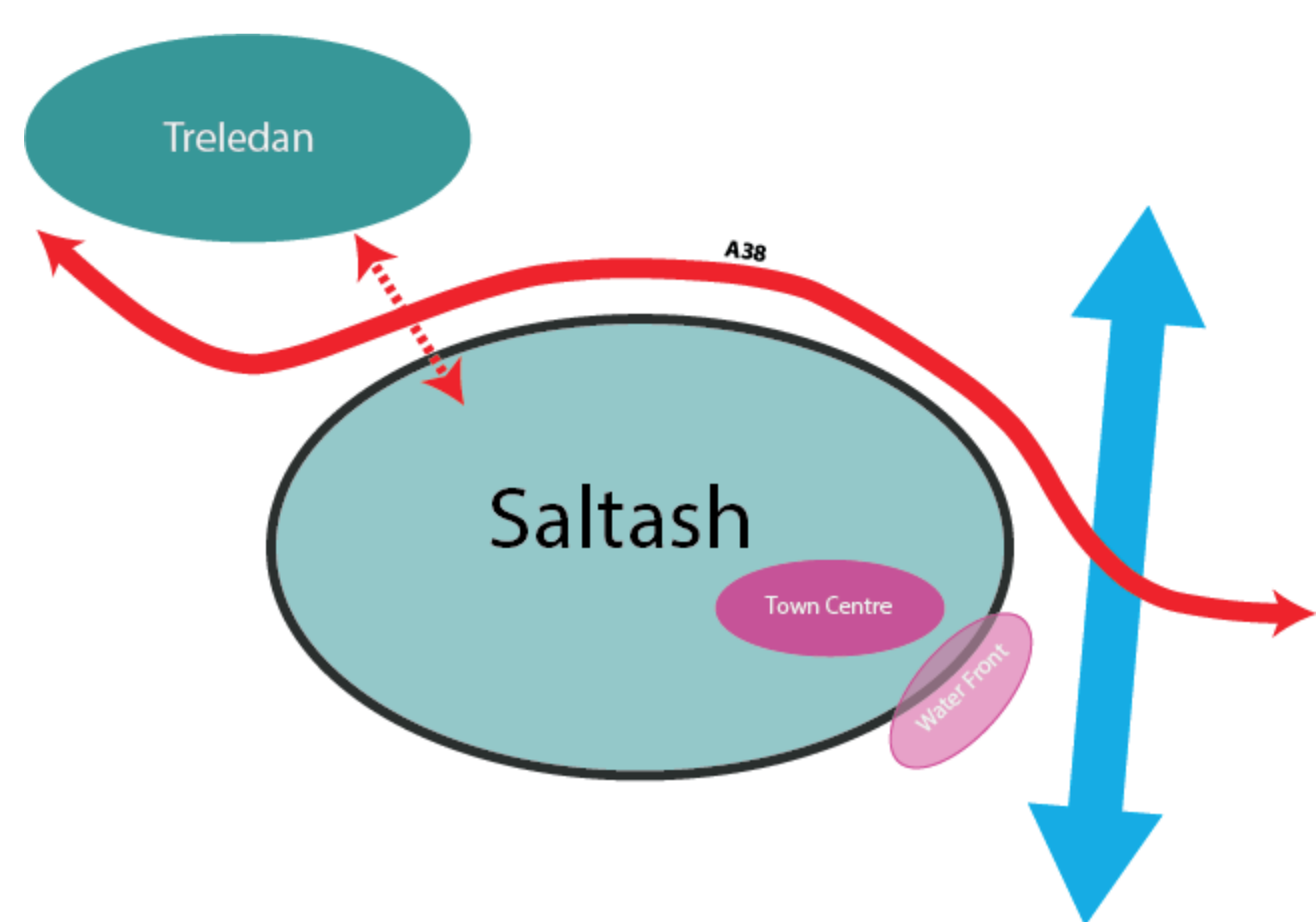


Places

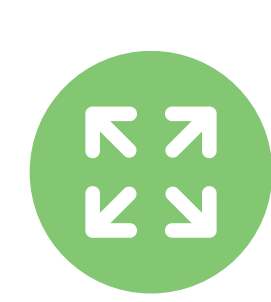
Which areas should be improved first?

3

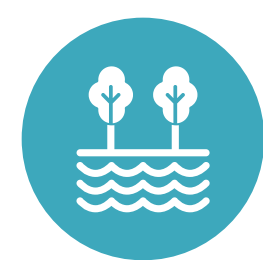
HERE ARE SOME WAYS SALTASH COULD DEVELOP



There are two constants in all of the scenarios below:



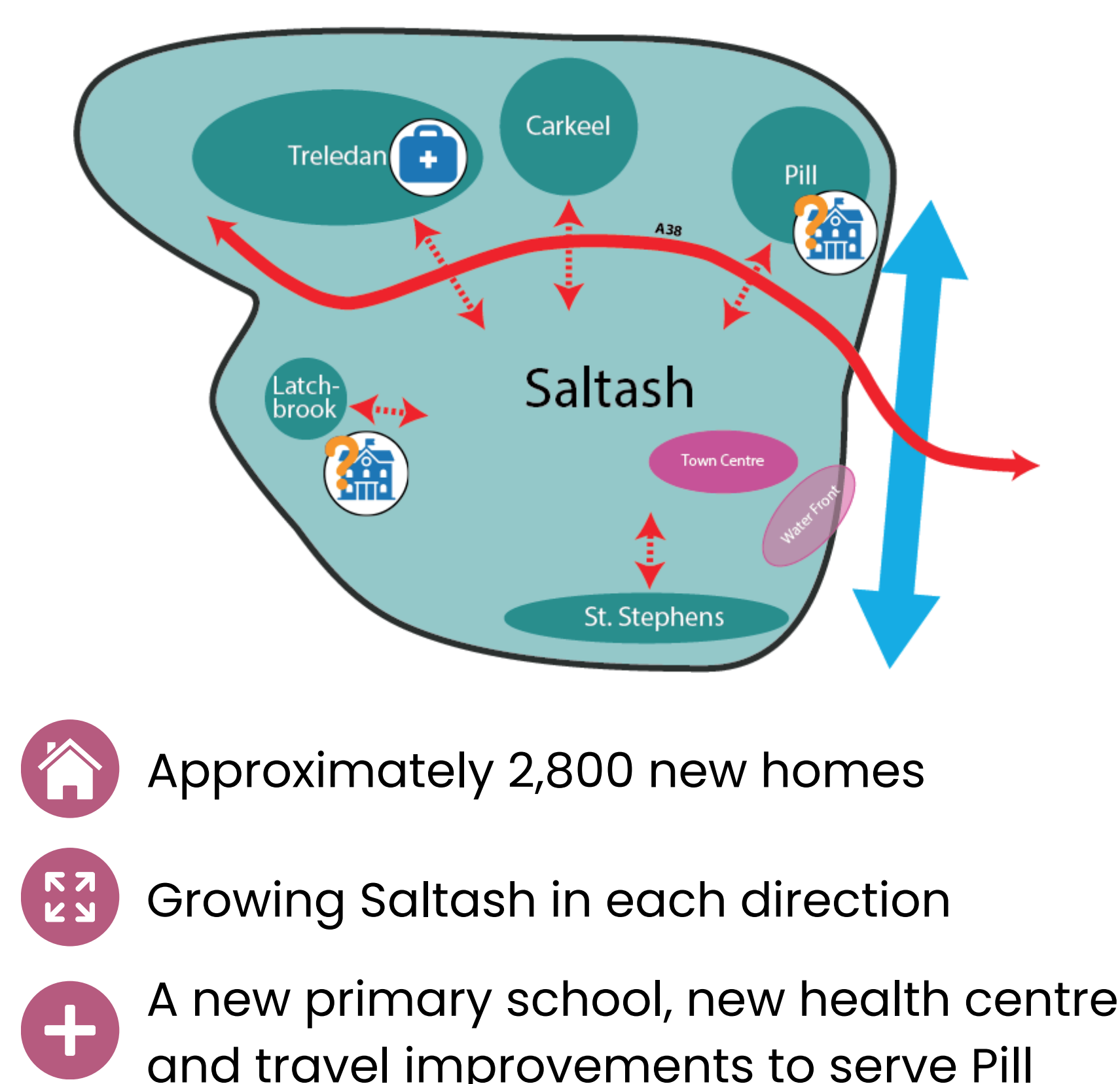
Growth at Treledan
(this is part of Cornwall Council's Local Plan)



Brownfield redevelopment in the town centre
and in the Waterside area

Scenario 1

New Saltash



Improves access to school places
and healthcare



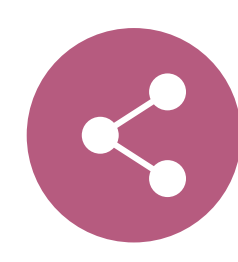
Requires improved active and public
transport links to connect new homes



No new employment land



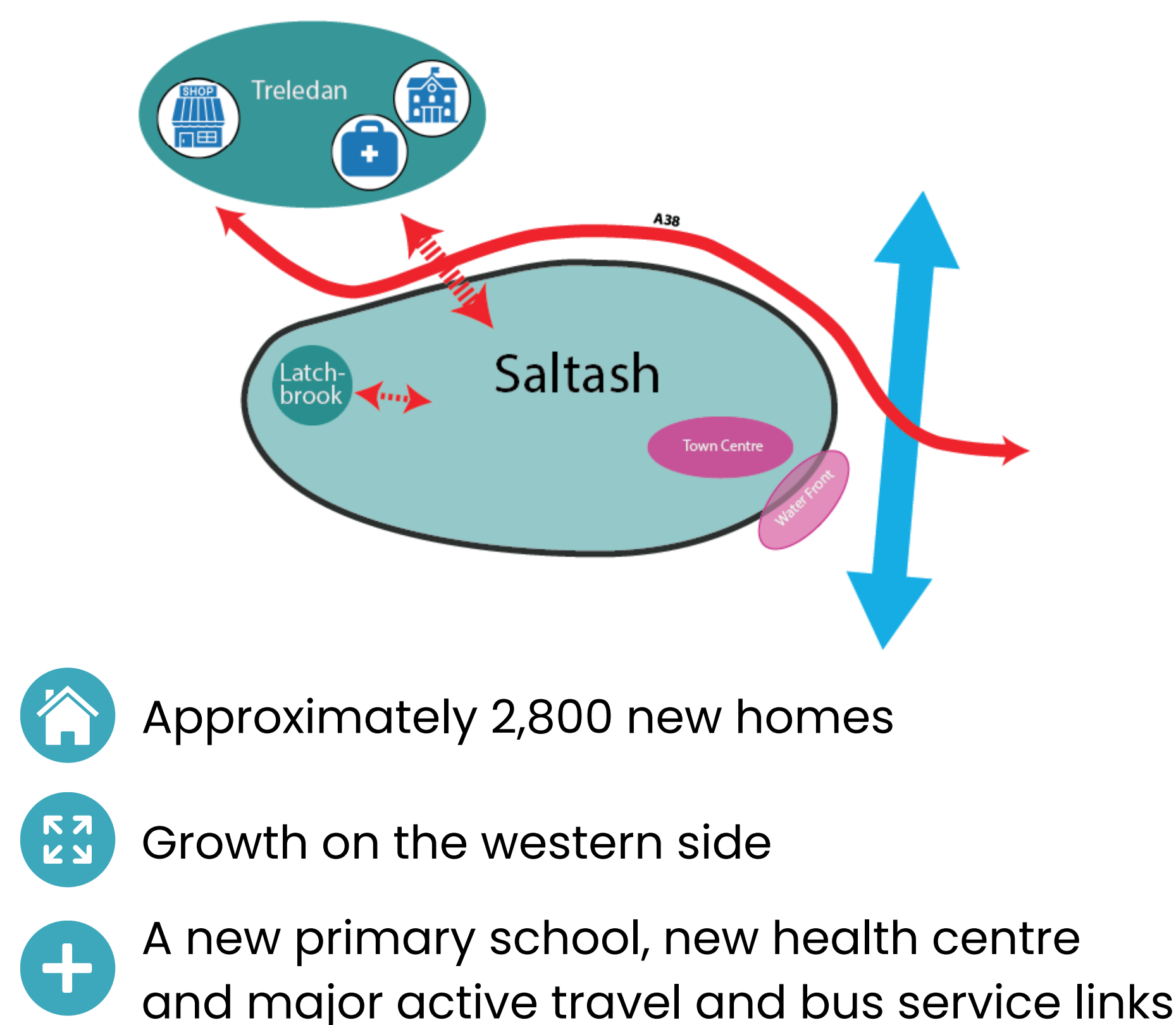
Impact on the landscape



Widespread town growth limits
delivery for infrastructure

Scenario 2

Greater Treledan



Improves access to school places
and healthcare



Possible competition with Town Centre



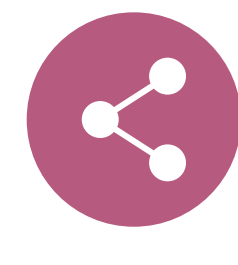
Requires improved active and public
transport links to connect new homes



Some new employment land



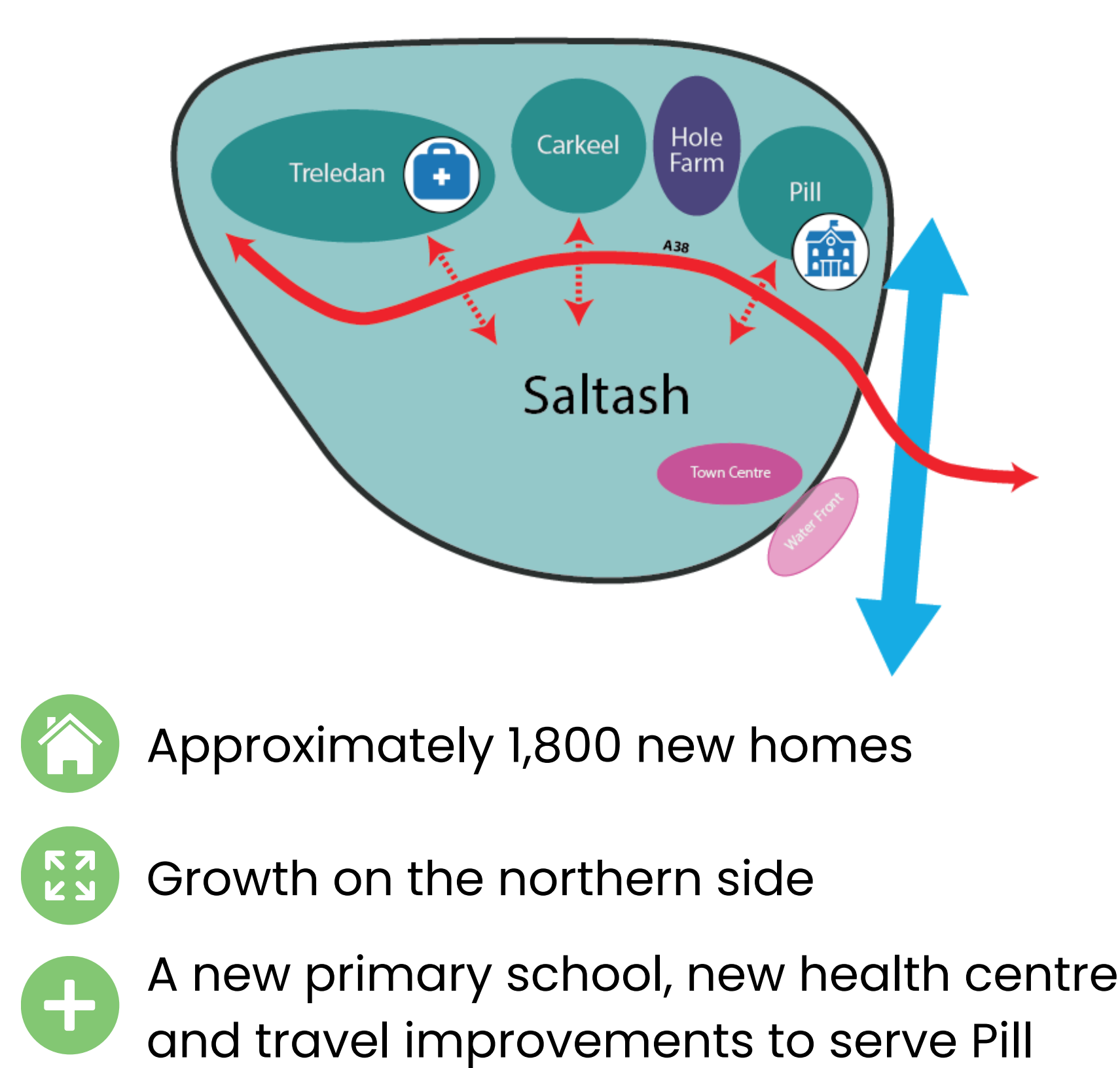
Landscape impact limited to west



Growth in one direction (west)
strengthens delivery for infrastructure

Scenario 3

North Expansion



Improves access to school places
and healthcare



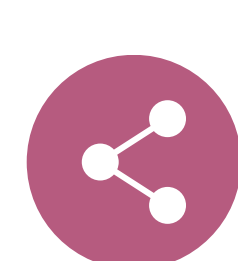
Requires improved active and public
transport links to connect new homes



Significant new employment land



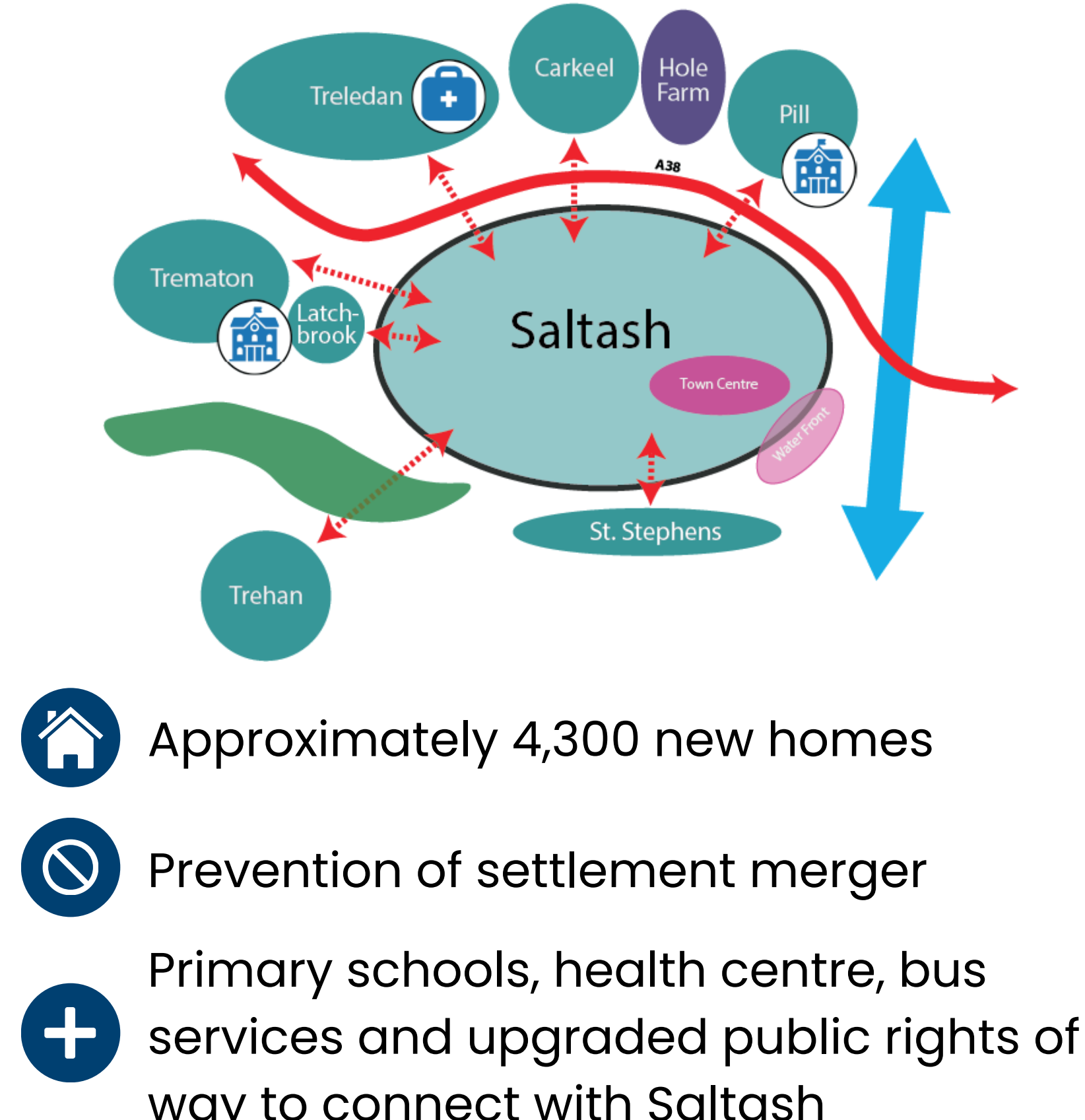
Impact on the landscape



Widespread town growth limits
delivery for infrastructure

Scenario 4

Today's Saltash & New Villages



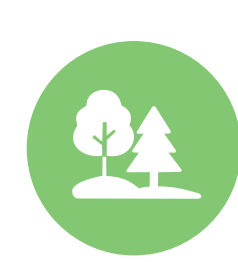
Improves access to school places
and healthcare



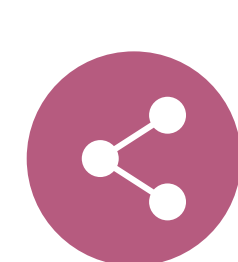
Requires improved active and public
transport links to connect new homes



Significant new employment land



Major National Landscape
development with adverse effects



Large scale, widespread growth
strengthens delivery for infrastructure



What makes you
feel positive?



What makes you
feel negative?



What is most
important to you?