

SALTASH SETTLEMENT SPATIAL PLAN

[LINK TO ONLINE INTERACTIVE MAP](#)

SLIDE DECK: JULY 2026

SESSION AGENDA

What is an SSP and Scenario Planning?

Dealing with Predictability and Uncertainty

The Bigger Picture

The Lie of the Land

Spatial Analysis

Summary Insights for Scenario Building

Session Two Agenda

SESSION GOALS



To use scenario thinking to identify and discuss those national and local factors driving change in and around Saltash



To identify and understand where change might happen and what factors create opportunities and set constraints



To steer the scenario building work for Session 2

WHAT IS A SETTLEMENT SPATIAL PLAN?



The first and most productive step to inform the site assessment and selection process in a neighbourhood plan/priority statement where there are many moving parts and an unclear strategic direction from above.



A way to gain a deep understanding of how a settlement functions in reality by using scenario planning to explore its type, capacity and distribution of infrastructure in headline terms.



Delivers a strategy not only to inform a neighbourhood plan/priority statement but also to make compelling comments on emerging Local Plans, Spatial Development Strategies and major planning applications.

WHAT IS SCENARIO PLANNING?



a way of thinking about the long term future of places



not about predicting the future but instead looking at the different ways a place may evolve to inform a choice about which path to take



scenarios framed as distinct and plausible stories to help make better decisions - usually difficult decisions requiring trade-offs



scenarios enable complex issues - the relationship between settlement growth and capacity and distribution of infrastructure - to be clarified and compared



valuable where a settlement needs to plan for growth without a clear direction from above and with a wide range of futures

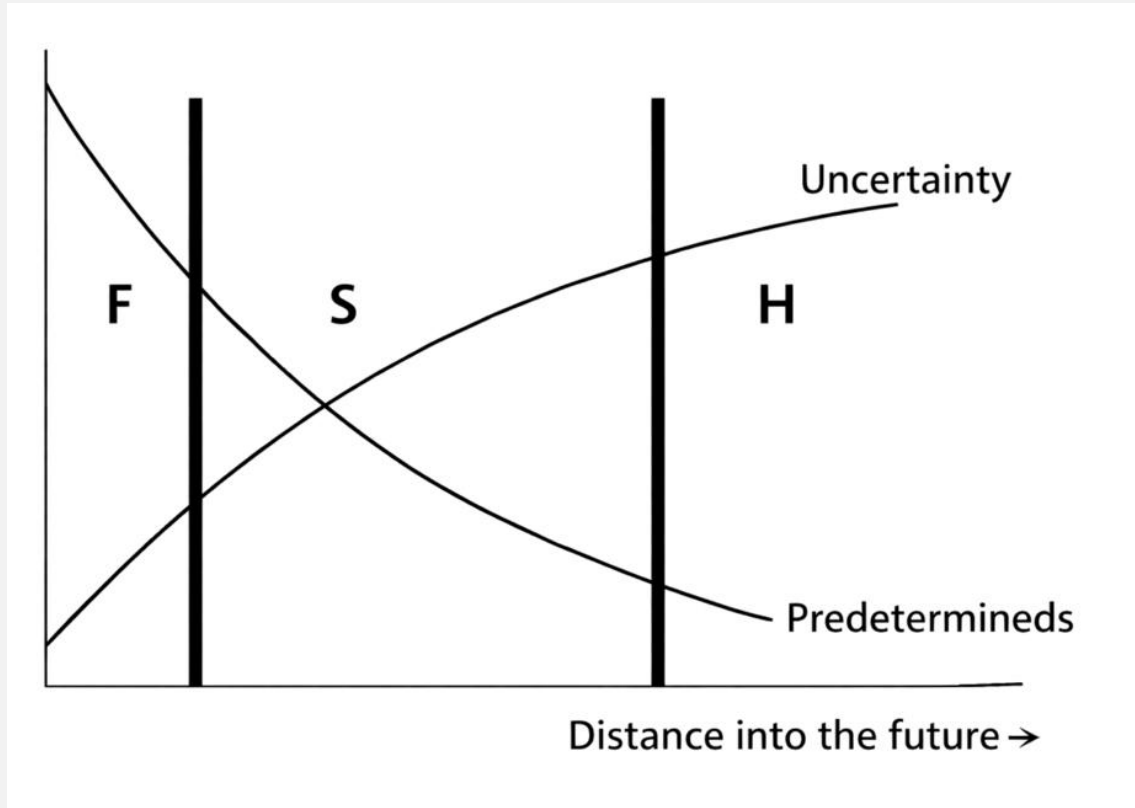


avoids the limitations of the normal site assessment process seeking to choose the fewest number of the least worst housing sites to meet a target



enables a richer understanding of when and where step changes in supporting infrastructure need to be planned for as an integral issue, not an afterthought

PREDICTABILITY AND UNCERTAINTY



F FORECASTING

S SCENARIOS

H HOPE !

Source: Van Der Heijden, 'The Art of Strategic Conversation', 2005

PREDICTABILITY AND UNCERTAINTY I

- P More but smaller households (2.35 to 2.2 average)
- P Warmer, wetter climate
- P Mostly EVs + better public transport
- P Fast declining UK birth rates (20% since 2010)
- P Fast ageing UK population (85+ to double by 2050)
- P Relative UK attractiveness of Cornwall for living and holidaying

- U Changes in Government leading to major shifts in policy direction
- U Persistent UK economic health and public finance weaknesses
- U Patterns of in-migration to attractive economic growth points like Plymouth
- U Global economic, energy and health disruptors
- U AI affects the organisation and delivery of education and healthcare

PREDICTABILITY AND UNCERTAINTY 2

- P Saltash will remain strongly shaped by Plymouth's economy, services and housing market
- P Growth will continue to put pressure on the A38, Tamar crossings, Carkeel and local roads
- P Treledan / Broadmoor, North Pill and Stoketon Cross already set much of the growth geography
- P The Tamar Estuary, countryside edge and landscape setting will limit simple outward expansion
- P More homes without more local jobs will reinforce Saltash's dormitory role

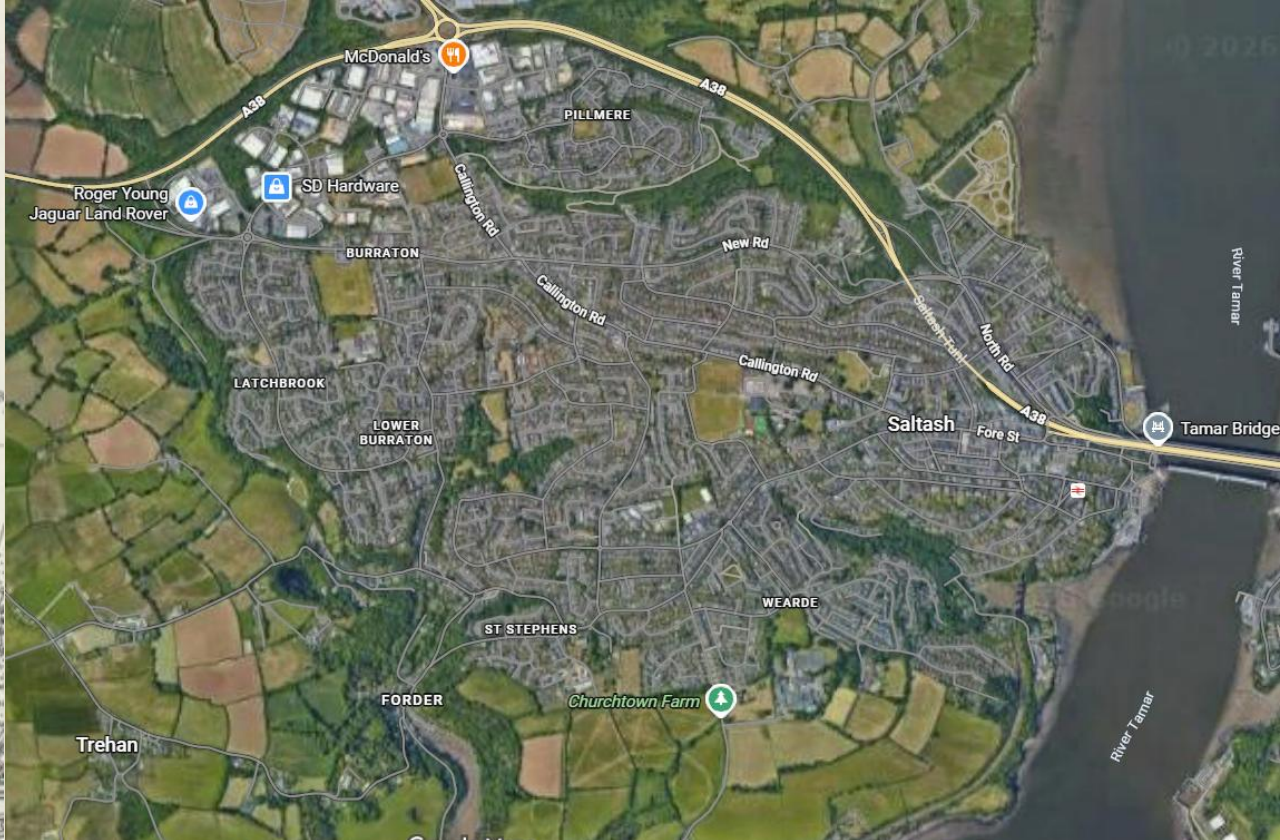
- U How much growth Cornwall Local Plan 2050 will direct to Saltash
- U Whether future growth means rounding-off, urban intensification or another major extension
- U How much Saltash can capture from Plymouth's defence, Freeport and marine economy
- U Whether Fore Street and the waterfront can become stronger economic anchors
- U Whether growth can fund the infrastructure step-change Saltash needs



INSIGHTS: TOWN EVOLUTION

1892 & 1912

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INSIGHTS: TOWN EVOLUTION

1938 & 2026

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INSIGHTS: KEY FACTS



Classified as a 'Main Town' and the main settlement in the Cornwall Gateway area, with a 2021 parish population of around 16,300 in around 7,200 households.



The population is strongly linked to Plymouth for work, services and higher-order facilities, but Saltash has a long-standing imbalance between the number of homes and local jobs. The Local Plan identifies a need for employment-led growth and better-paid, higher-quality jobs.



The local economy is influenced by Plymouth, the A38 corridor, the Tamar crossings and Saltash's role as the Gateway to Cornwall. Strategic policy identifies opportunities around knowledge-based industries, marine-related activity, tourism, local services and better use of the waterfront.



Housing is primarily suburban and family-orientated rather than flatted. Saltash has a relatively high proportion of 3 bedroom homes to the UK average.



There is one main town centre focused on Fore Street, with additional out-of-centre retail at Carkeel and neighbourhood/local provision elsewhere. Main employment areas include Saltash Parkway, Saltash Industrial Estate, Tamar View, Moorlands and the strategic employment allocation at Stoketon Cross.



There are four primary schools in Saltash itself, one secondary school with post-16 provision, and a library. Community infrastructure is clustered around the Saltash Community Campus, including health, leisure, education, library, police and recreation uses.



The majority of households have access to at least one car or van. Saltash has relatively strong strategic transport links, including the A38, Tamar Bridge and rail station, but local movement between neighbourhoods, schools, employment areas, Fore Street, the station and waterfront remains a key issue.

THE LIE OF THE LAND

- Administrative geography, roads and features
- Distribution of services, facilities and open spaces
- Public transport services
- Policy and other constraints
- Local nature recovery strategy
- Potential development land (allocated, committed, proposed, available and others)
- Emerging strategic planning policy (Cornwall Local Plan)

WIDER ADMINISTRATIVE GEOGRAPHY

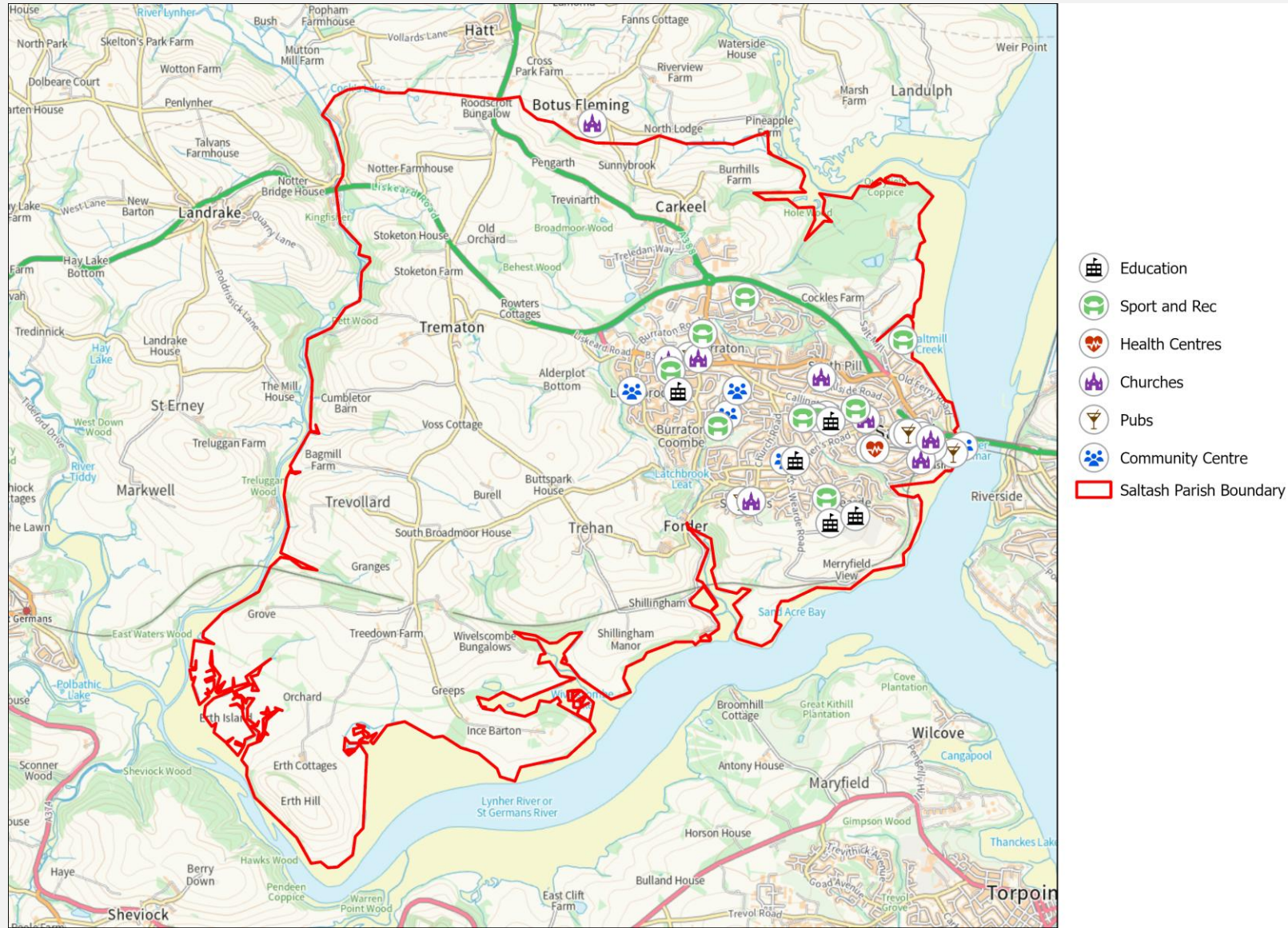


SALTASH

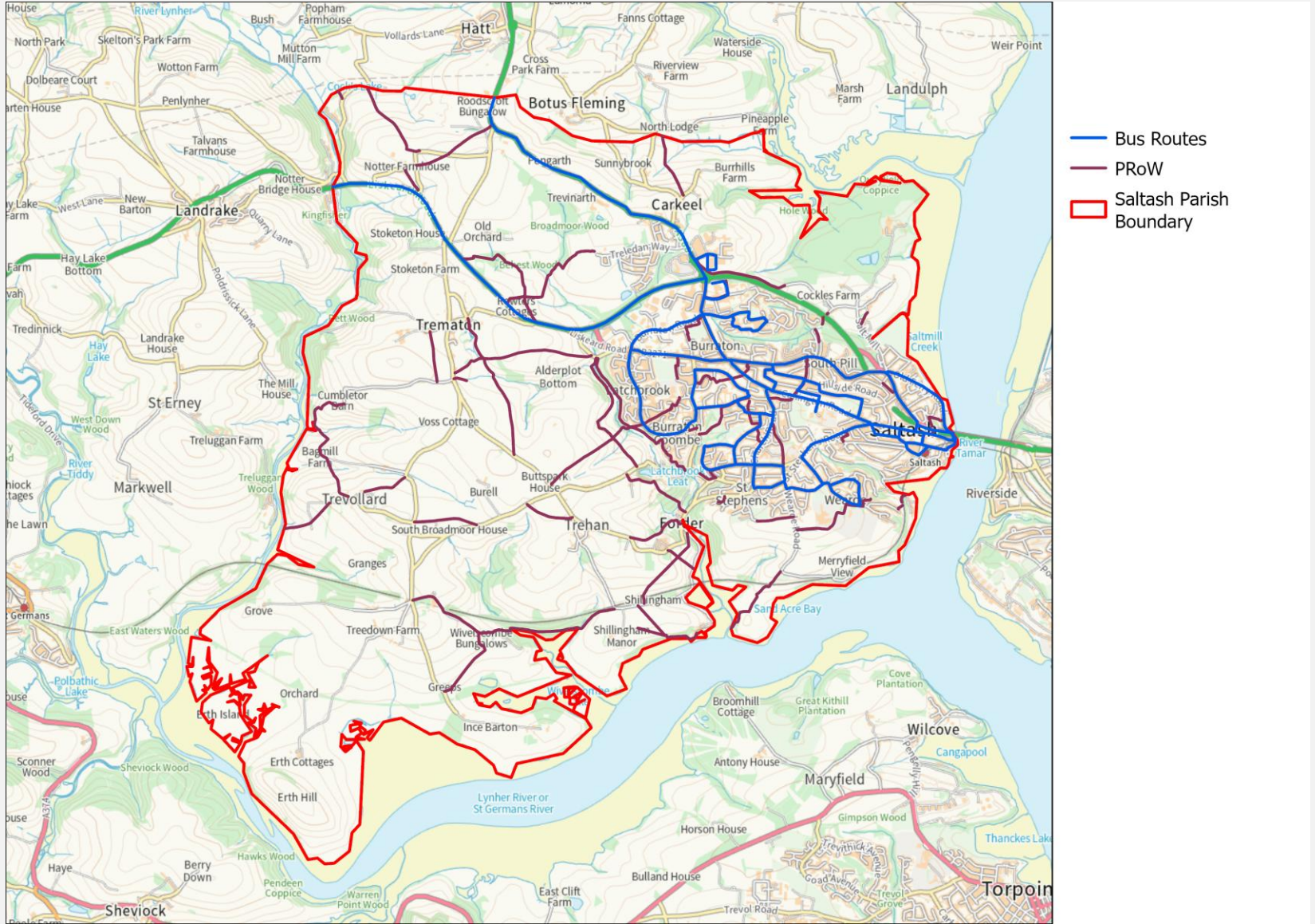


 Saltash Parish Boundary

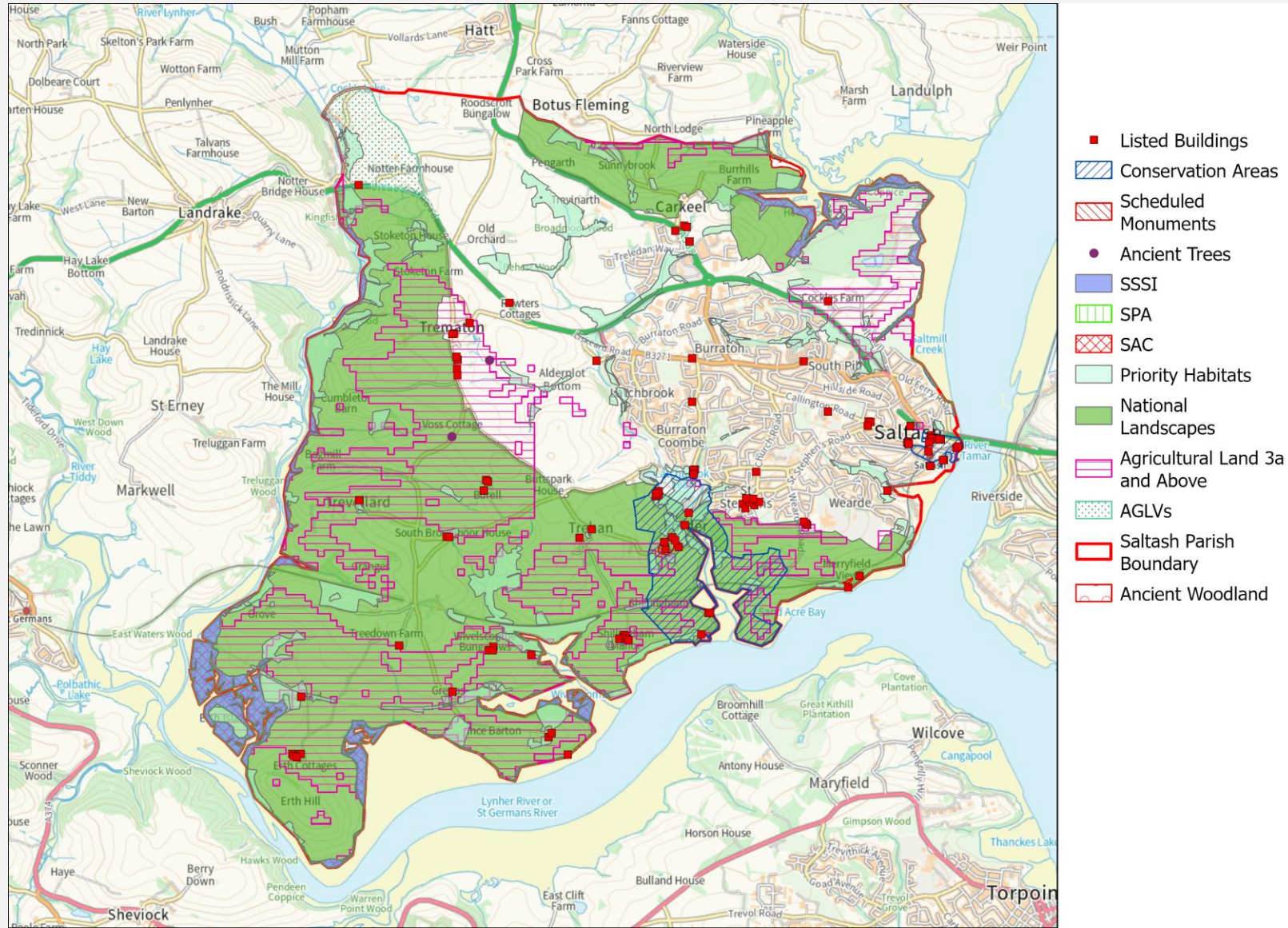
DISTRIBUTION OF SERVICES, FACILITIES AND OPEN SPACES



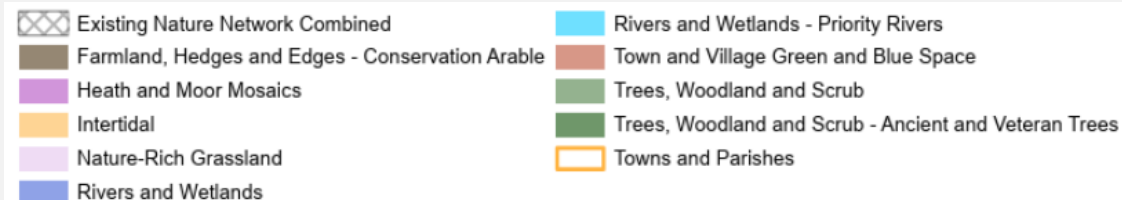
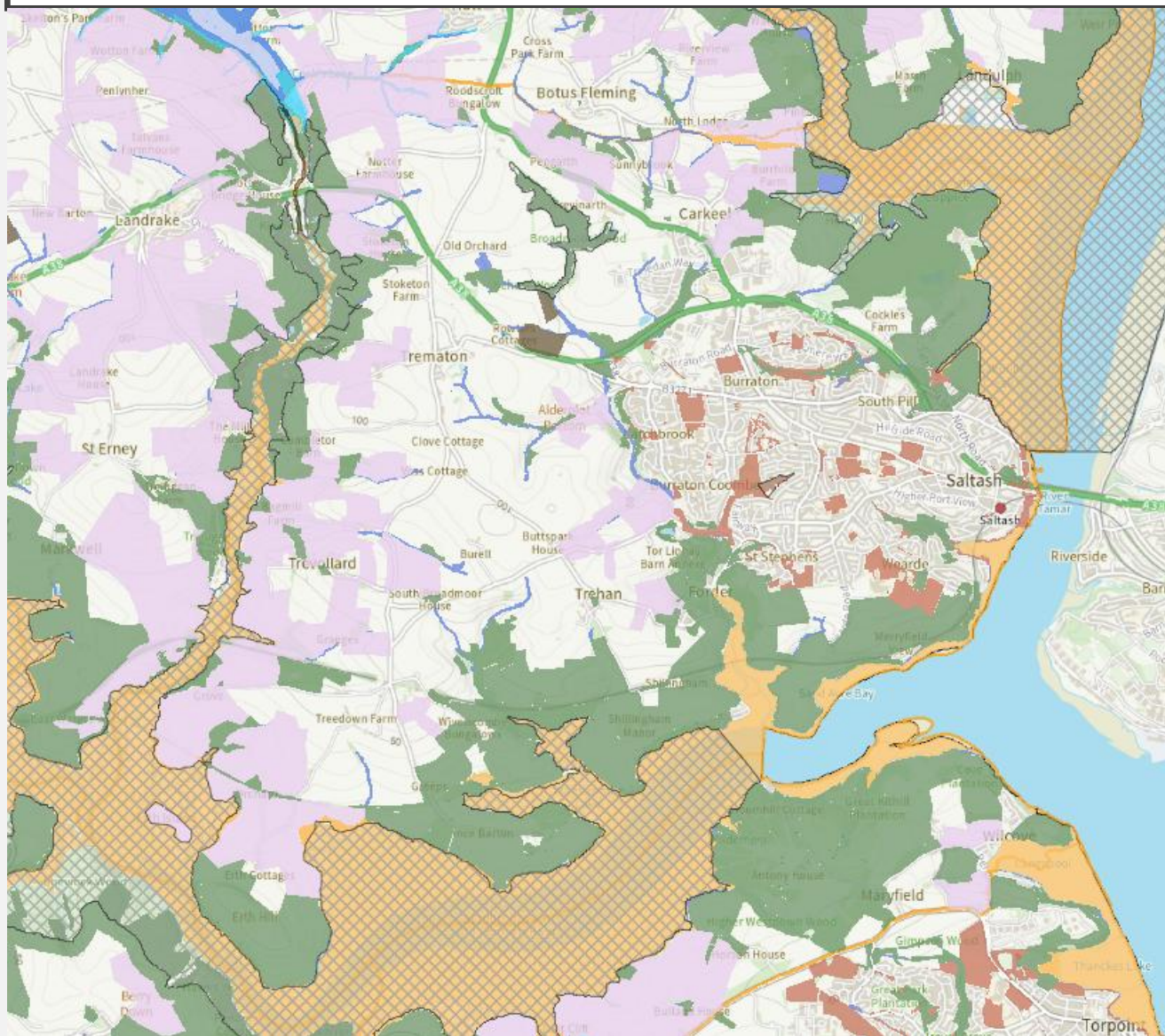
PUBLIC TRANSPORT SERVICES



POLICY AND OTHER CONSTRAINTS



LOCAL NATURE RECOVERY STRATEGY

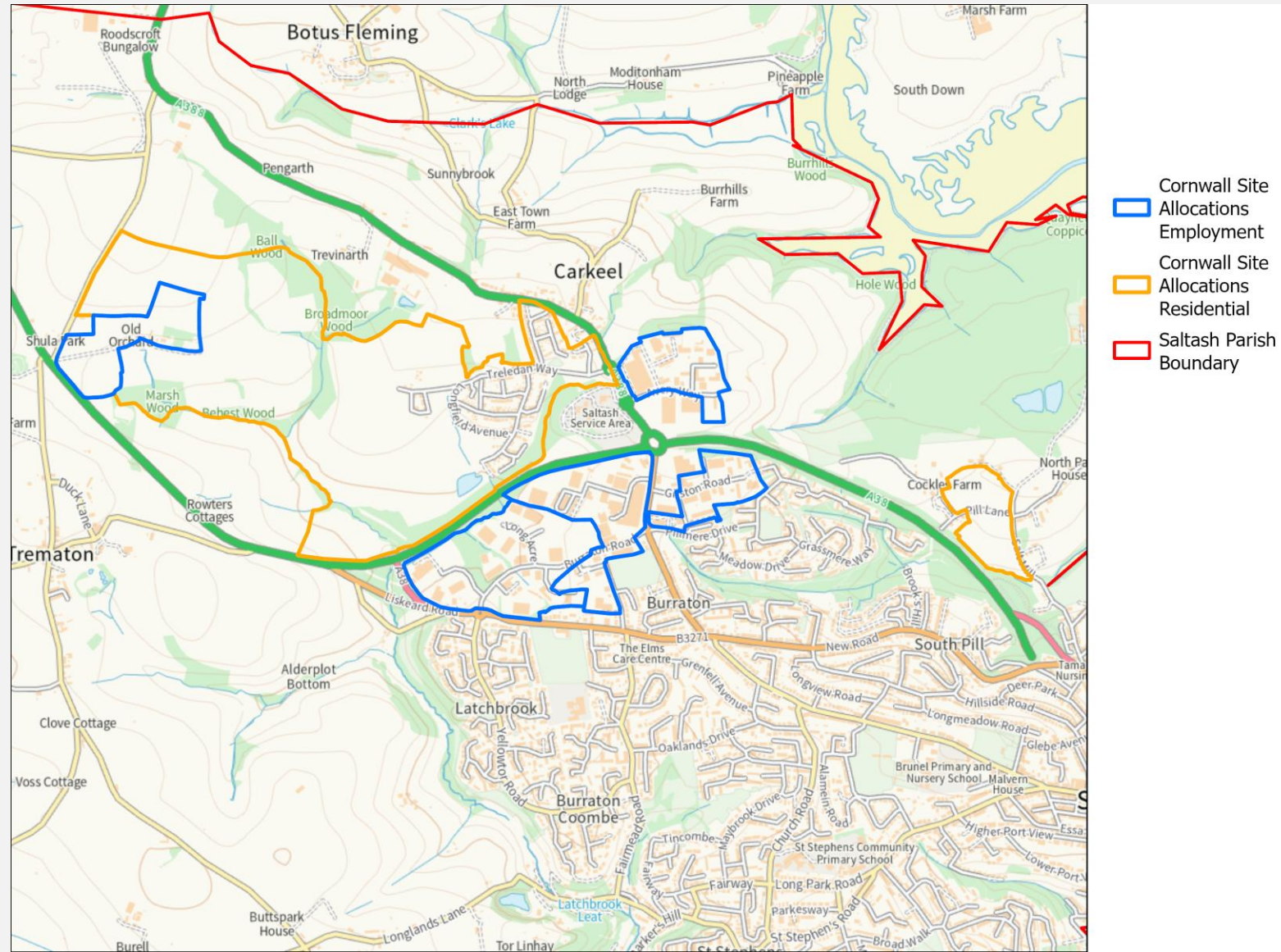


Source: <https://letstalk.cornwall.gov.uk/cornwall-and-isles-of-scilly-nature-recovery-strategy>

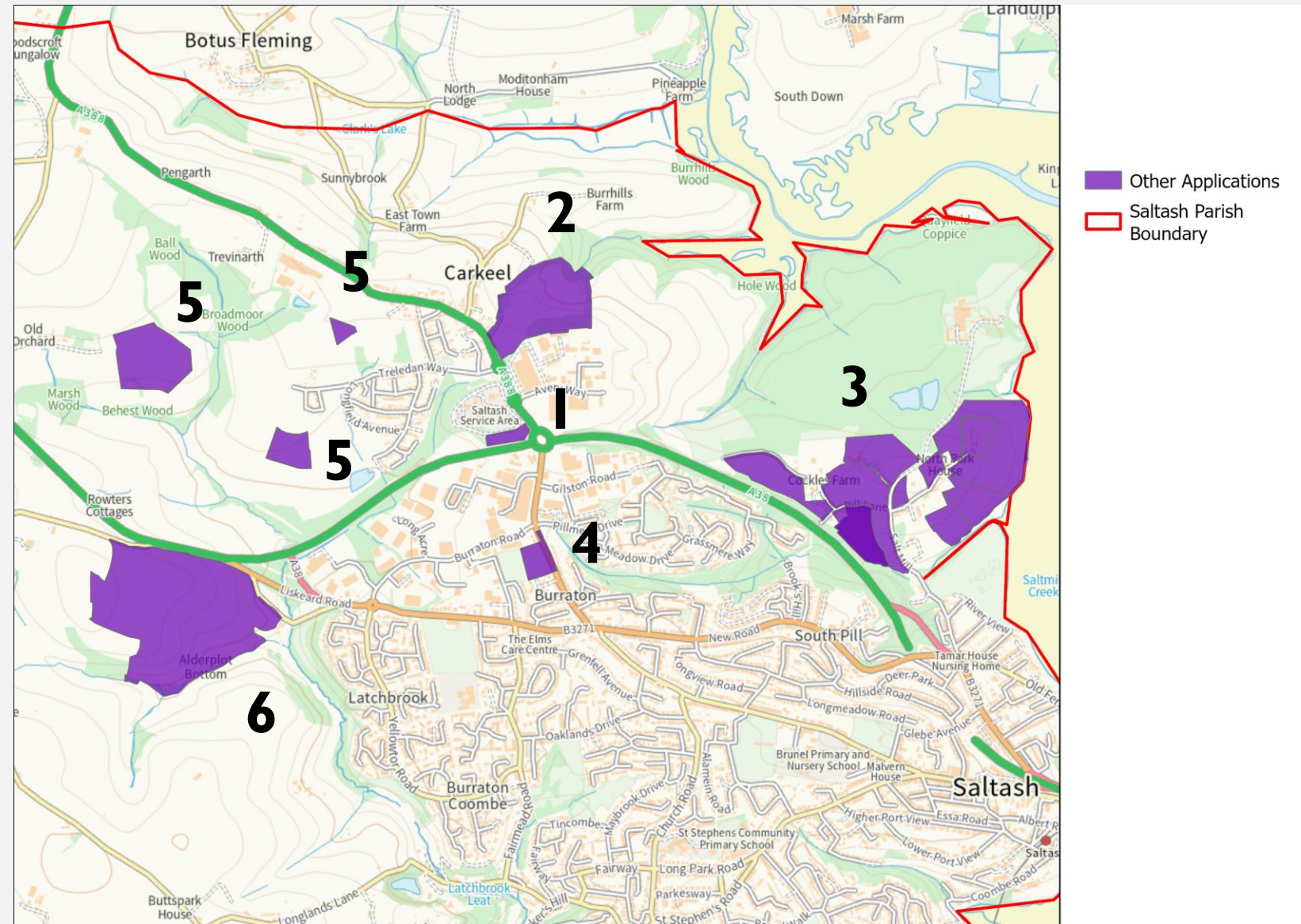
Interactive map and Key:

<https://experience.arcgis.com/experience/0f354c9cacab4d52a10a719e0b6503b5>

ALLOCATED DEVELOPMENT LAND



CURRENT APPLICATIONS



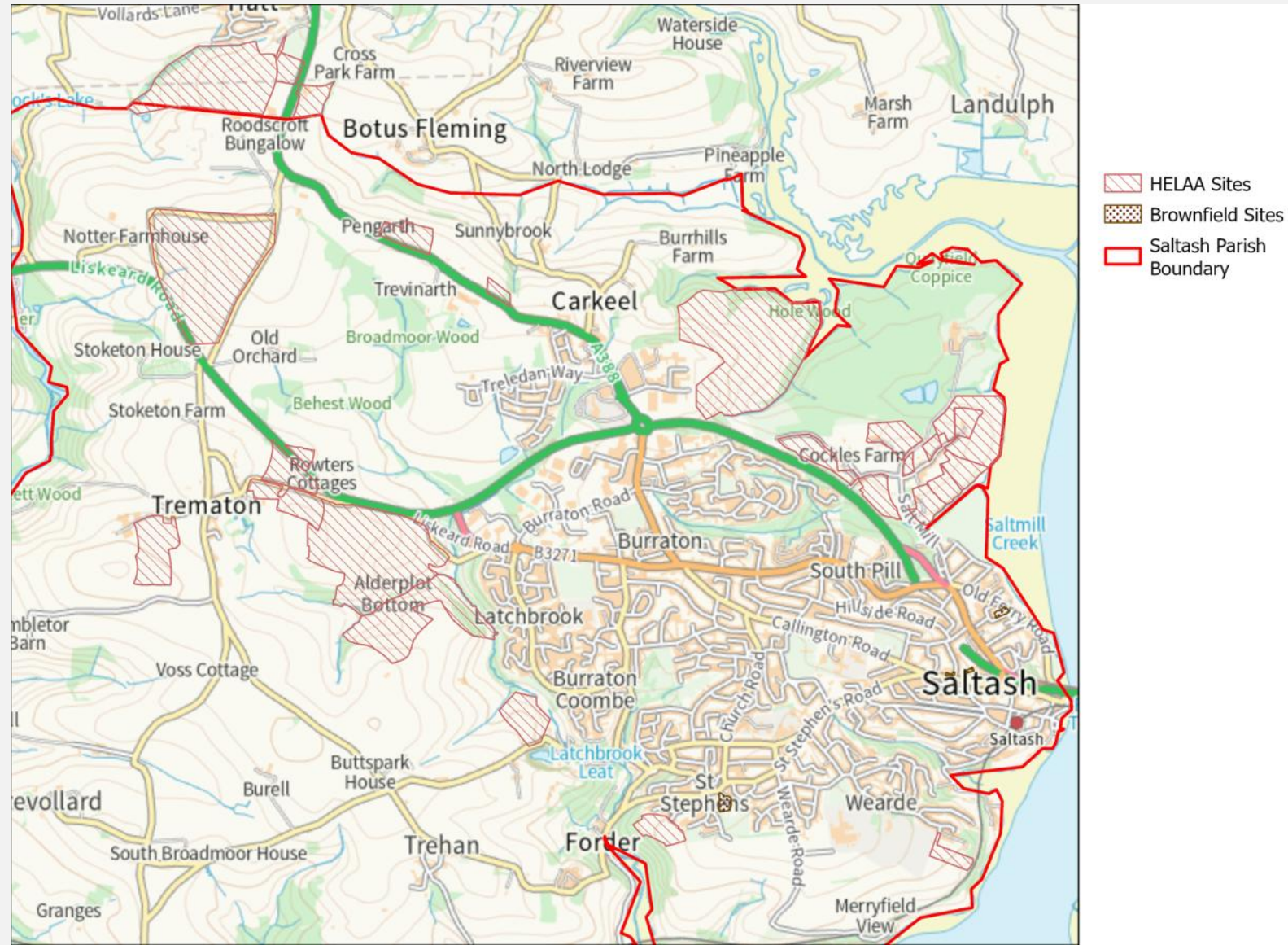
1. Land South East of Saltash Parkway – car repair centre
2. Eales Farm, Carkeel - 20 Dwellings
3. Land at North Pill, Saltash - 441 Dwellings
4. Aldi - Callington Road
5. Bloor Homes
6. Persimmon Homes Cornwall

POTENTIAL DEVELOPMENT LAND AVAILABLE



Local Plan and
Potential Sites

Looking at the land that was submitted gives a much broader set of possibilities. There are also a few small sites on Cornwall's brownfield register



POTENTIAL DEVELOPMENT LAND AVAILABLE

site reference	site address	local council	site size (hectares)	suitable area after clip (hectares)	reason for site area clip	proposed use	non-residential use (where specified)	draft residential location score	mapped suitability considerations	further suitability considerations (where known)	draft residential suitability score	residential viability zone	further viability considerations (where known)	draft residential achievability (viability) score	estimated start	draft availability score	draft residential capacity (number of homes)	draft non-residential footprint (m2)	draft non-residential floorspace (m2)
267467	Notter Farm	Saltash	25.003402	25.003402		residential	renewable	Dark Amber	ALC Grade 3a, HSE ma		Amber	Band 4		Amber	5-10 years	Green	700		
267573	Cross Park	Saltash	1.8138727	1.3138797	Coastal Er	residential		Green	ALC Grade		Amber	Band 4		Amber	5-10 years	Green	45		
267618	Cockles Fa	Saltash	0.3858440	0.3858440		residential	office, reta	Amber	ALC Grade		Amber	Band 4		Amber	5-10 years	Green	17		
267635	Land know	Saltash	0.5611873	0.5611873		residential		Amber	ALC Grade		Amber	Band 4		Amber	5-10 years	Green	10		
267636	Cockles Fa	Saltash	2.5815770	2.5815770		residential	outdoor lei	Amber	ALC Grade		Amber	Band 4		Amber	5-10 years	Green	50		9999
267637	Pill Farm, N	Saltash	2.7870488	2.7870488		residential		Green	ALC Grade		Green	Band 4		Amber	5-10 years	Green	40		
267639	Land know	Saltash	1.3734284	1.0552836	Coastal Er	residential		Amber	ALC Grade		Amber	Band 4		Amber	5-10 years	Green	32		
267640	Land know	Saltash	1.8118407	1.3612736	Coastal Er	residential		Amber	ALC Grade		Amber	Band 4		Amber	5-10 years	Green	36		
267641	Tamar Par	Saltash	1.3162691	1.3162691		residential		Amber	ALC Grade		Amber	Band 4		Amber	5-10 years	Green	8		
267650	Tamar Par	Saltash	6.5729048	5.0859640	Coastal Er	residential	indoor leis	Amber	ALC Grade	NDP identi	Amber	Band 4		Amber	5-10 years	Green	142		
267655	Liskeard R	Saltash	20.821050	20.821050		residential	indoor con	Amber	ALC Grade 3a, Local N		Green	Band 4		Amber	5-10 years	Green	582		
267902	Land West	Saltash	11.628023	11.315212	Flood Risk	residential		Green	Local Natu		Green	Band 4		Amber	10-15 year	Amber	316		
267919	Latchbrook	Saltash	11.628023	11.315212	Flood Risk	residential	outdoor lei	Green	Local Natu	Submission	Amber	Band 4		Amber	5-10 years	Green	316		
267924	Hole Farm	Saltash	26.916450	21.978818	Biodiversit	non-reside	manufactu	Green	Area of Ou		Amber	Band 4		Amber	5-10 years	Green			30000
268025	Trematon F	Saltash	2.8107894	2.8107894		residential		Green	ALC Grade		Green	Band 4		Amber	5-10 years	Green	78		
268031	Trematon/	Saltash	0.5967441	0.5955094	Listed Buil	residential		Amber	ALC Grade	PC identifi	Amber	Band 4		Amber	5-10 years	Green	23		
268032	Trematon V	Saltash	3.5336705	3.5336705		residential		Green	ALC Grade		Green	Band 4		Amber	5-10 years	Green	98		
268036	Trematon E	Saltash	5.2262777	5.2262777		residential		Green	Area of Ou	PC identifi	Amber	Band 4		Amber	5-10 years	Green	146		
268114	Mill Park B	Saltash	2.1731493	2.1731493		residential		Green	ALC Grade		Amber	Band 4		Amber	5-10 years	Green	60		
268196	Land near	Saltash	1.4408851	1.4331370	Tree Pres	residential		Green	Local Natu		Amber	Band 4		Amber	5-10 years	Green	25		
268198	Land at Ch	Saltash	2.1576252	2.1542878	Strategic o	residential		Green	Area of Ou		Amber	Band 4		Amber	5-10 years	Green	74		
268953	Liskeard R	Saltash	21.298912	21.298468	Flood Risk	residential, other		Amber	ALC Grade	Issues rais	Amber	Band 4		Amber	10-15 year	Amber	595		
268955	Land off A3	Saltash	0.7034231	0.7034231		residential		Dark Amber	Area of Ou		Amber	Band 4		Amber	5-10 years	Green	15		
268998	Adj to Peng	Saltash	2.2542722	2.2542722		residential		Light Amber	ALC Grade		Amber	Band 4		Amber	5-10 years	Green	63		
269199	Field, Long	Saltash	3.3823620	3.3576986	Flood Risk	residential		Green	Historic landfill (250m		Amber	Band 4		Amber	5-10 years	Green	116		
268110	The Cardin	Botusflem	1.9294754	1.9294754		residential	outdoor lei	Light Amber	ALC Grade		Green	Band 4		Amber	5-10 years	Green	53		
268111	Land south	Botusflem	1.4396470	1.4396470			outdoor lei	Green	ALC Grade		Green	Band 4		Amber	5-10 years	Green	39		
269013	Land to the	Botusflem	17.171740	16.556071	Landfill site	residential	indoor leis	Green	Local Natu		Green	Band 4		Amber	5-10 years	Green	300		

CORNWALL LOCAL PLAN 2050

Activity	Date
Notice given of intention to commence local plan preparation	30 April 2026
Scoping consultation starts	5 October 2026
Scoping consultation ends	16 November 2026
Gateway 1 self-assessment summary made available	25 January 2027
Consultation on proposed local plan content and evidence starts	10 May 2027
Consultation on proposed local plan content and evidence ends	21 June 2027
Observations and advice sought under Gateway 2	13 September 2027
Consultation on the proposed local plan starts	13 March 2028
Consultation on the proposed local plan ends	24 April 2028
Observations and advice sought under Gateway 3	3 July 2028
Plan submission for examination	11 November 2028
Anticipated date for plan adoption	23 June 2029

SUMMARY INSIGHTS FOR SCENARIO BUILDING

- A very big difference between “rounding off” Saltash and planning another step-change in growth ...
- ... and the town council area has clear environmental and landscape limits
- Can Treledan, North Pill and any future growth become real Saltash neighbourhoods?
- Can Saltash shift from housing-led growth to employment-led growth?
- How can Saltash benefit from Plymouth’s defence, Freeport and marine economy?
- Can Fore Street, the station and the waterfront work together as one place?
- Is Stoketon Cross enough to change the homes/jobs balance?
- Can local walking, cycling and bus links reduce pressure on the A38 and Tamar crossings?
- If the waterfront is the asset, where are the routes, gateways and reasons to visit?

SESSION TWO AGENDA & NEXT STEPS

- Agree 'lenses' to review three to four scenarios built by ONH in advance
- Test the plausibility and distinctiveness of each scenario
- Then use the 'lenses' to identify top three positive and negative effects
- Identify, if possible, the essence of a preferred strategy that navigates these positives and negatives and provides the basis for what happens next
- ONH will produce a final version of the SSP and a summary report with recommendations for action



ONH

Planning for Good