

# Mabe Neighbourhood Plan

Site Options and Assessment  
Final Report

Mabe Parish Council

June 2021

## Quality information

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## Revision History

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### Abbreviations used in the report

CNA	Community Network Area
DPD	Development Plan Document
dph	Dwellings per hectare
Ha	Hectare
HMA	Housing Market Area
MHCLG	Ministry of Housing, Communities and Local Government
NNR	National Nature Reserve
NPG	Neighbourhood Planning Group
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PDL	Previously Developed Land
SAC	Special Area of Conservation
SHELAA	Strategic Housing and Economic Land Availability Assessment
SOA	Site Options and Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

# Executive Summary

Mabe Neighbourhood Plan, which will cover the parish of Mabe, is being prepared in the context of the Cornwall Local Plan Strategic Policies 2010-2030 document (adopted November 2016), the Cornwall Site Allocations Development Plan Document (adopted November 2019) and the Mineral Safeguarding Development Plan Document (adopted December 2018). The Local Plan sets out a range of strategic policies governing development in Cornwall and covers the period up to 2030. The parish is located within the Falmouth-Penryn Community Network Area (CNA) residual area of the Cornwall Council Local Plan spatial strategy to deliver housing growth, which sets a housing requirement of 600 dwellings for the area that have been accounted for through dwellings already completed, sites with planning permission (not started and under construction) and windfall sites. Therefore, Mabe has significantly surpassed the housing target and there is no obligation to deliver additional housing through the neighbourhood plan.

The report is intended to provide a starting point for Mabe Parish Council to discuss the potential acquisition of sites from Cornwall County Council in order to achieve the objective of delivering community projects through the Neighbourhood Plan.

The Neighbourhood Plan Group intends to explore community-led affordable housing and / or community uses on sites well related to the existing settlement of Mabe, that accord with strategic policy of the Local Plan, relevant Local Plan evidence reports, and the objectives of the Neighbourhood Plan. In order to further shape the growth of Mabe and allocate appropriate sites for a range of uses, a number of sites were identified by the Neighbourhood Planning Group in the ownership of Cornwall Council and other sites identified in the Strategic Housing Land Availability Assessment (SHLAA) (January 2016) and through the planning process. This assessment explores the suitability of those sites for development.

The assessment of identified sites takes into account Local Plan policy and national planning criteria to establish which, if any, are suitable for community-led residential development and/or community uses including open space, parking and renewable energy.

The assessment concludes that the following sites are potentially suitable for community led affordable housing and/or community uses:

- Site 4 (Land at Trenoweth Quarry and Antron Hill Farm House, south of Antron Hill)
- Site 5 (Land west of Church Road)
- Site 9 (Land east of Summerheath Road)

Sites potentially suitable for community use are:

- Site 1 (Land at Tregonning Road),
- Site 3 (Falmouth & Penryn HWRC, Carveth Longdowns, Penryn)
- Site 10 (Land south of Antron Hill at Coronation Cottages)
- PA16/04068 (Part of land off Antron Way)
- S318 (Nanturrian Farm)

The remaining sites are not suitable for allocation when considered against identified constraints and Local Plan policy.

The assessment is the first step in the consideration of site allocations in the Neighbourhood Plan. From the shortlist of potentially suitable sites identified in the report, Mabe Parish Council should engage with Cornwall Council and the community to establish the availability of sites and to select the sites that best meet the objectives of the Neighbourhood Plan and development needs.

If there is no agreement with the landowner that a site or sites will be made available for development, the sites cannot be allocated in the Neighbourhood Plan. Sites that have been identified as suitable for development and that have community support can, however, be listed as projects or aspirations in the Neighbourhood Plan to communicate the aspiration to the community and to potential developers.

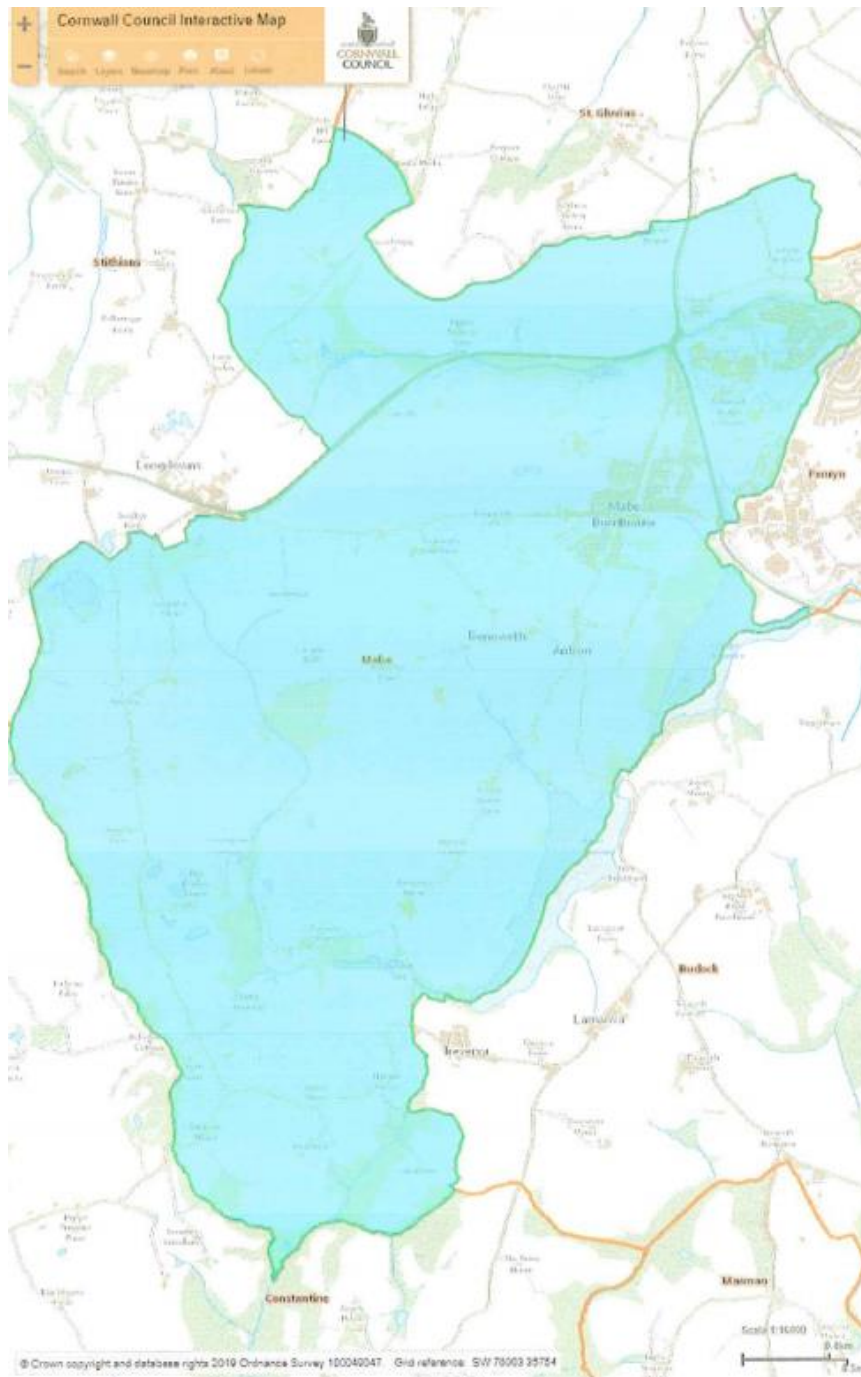
# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Mabe Neighbourhood Plan on behalf of Mabe Parish Council. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in November 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 This site appraisal will assess sites to understand if they are suitable, available and likely to be viable under national planning criteria. This, together with other evidence available to the Neighbourhood Plan group, can help to guide decision making on the selection of sites for allocation in the Neighbourhood Plan.

## Local context

- 1.3 The parish of Mabe is located west of the town of Penryn in West Cornwall, within which the village of Mabe Burnthouse is situated on a hill overlooking Penryn. The built-up area of Penryn at the University of Exeter Penryn Campus and Tremough Campus is adjacent to Mabe Burnthouse and separated by the A39. Mabe Burnthouse is served by a range of day-to-day services and facilities including a primary school, village shop, post office, public house, a village hall and parish church. The employment area of Kernick Industrial Estate and retail provision at Asda Falmouth Superstore are in close proximity to the village. The Government's 2019 indices of deprivation ranks the parish within the most deprived 20% in England for barriers to housing and services and within the least deprived 20% for employment.
- 1.4 Mabe has experienced rapid population growth of 287% since 2002. The 2011 census population was recorded as 2,083, however, the latest 2017 estimates from the ONS record a population of 3,587. This is partly owing to the growth of the student population at the Exeter / Falmouth Penryn Campus. The parish has experienced the highest percentage population growth of any parish in Cornwall in the 15-year period from 2002 to 2017, placing pressure on its limited infrastructure and services. Recent residential permissions in 2019 will extend the village southwards once implemented and include planning consent for 27 dwellings (19/00171/REF and APP/D0840/W/19/3228471) at land off Antron Way, 17 of which are affordable homes for 1 and 2 bed accommodation; and planning consent for 30 dwellings (PA19/03269) at Coronation Cottages, 9 of which are affordable homes for 1, 2 and 3 bed accommodation.
- 1.5 The parish lies at the eastern edge of the Carnmenellis Granite intrusion, with the village surrounded to the west by Carnsew Quarry and Trenoweth Quarry which have planning policy mineral safeguarding area designations. The working quarries and significant remains of flooded disused quarries are key characteristics of the landscape character of the parish, along with ancient irregular field patterns with Cornish hedges and long views from elevated areas. The southern tip of the parish is within a Local Plan designated Area of Great Landscape Value. The County Wildlife Site of Falmouth Reservoirs runs along the south-eastern extent of the parish, with the Halvasso Quarries County Wildlife Site located southwest of Trenoweth.
- 1.6 Mabe Neighbourhood Plan, which will cover the parish of Mabe (see Figure 1), is being prepared in the context of the adopted Cornwall Council Local Plan. Neighbourhood Plans are required to be in conformity with the strategic policies of an adopted Local Plan but can add value to the development plan by developing policies and proposals to address local place-based issues. They should have regard to any emerging Local Plan policies to ensure they remain valid once a new Local Plan is adopted. The intention, therefore, is for the Local Plan to provide a clear overall strategic direction for development in the parish of Mabe, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.7 The Cornwall Local Plan, adopted November 2016, and the Cornwall Site Allocations Development Plan Document, adopted November 2019, identifies where planned growth is to be located in Cornwall. The Local Plan sets out a range of strategic policies governing development in Cornwall and covers the period up to 2030. The parish is located within the Falmouth-Penryn Community Network Area (CNA) within the Cornwall Council Local Plan's spatial strategy to deliver housing and economic growth, which is set a housing apportionment of 3,400 dwellings,

25,750 sq. m of B1a and B1b office floorspace and 21,667 sq. m of other B employment floorspace. Outside of the towns of Falmouth and Penryn, the CNA residual has been apportioned 600 dwellings that have been accounted for through completions, planning permissions (not started and under construction) and windfall sites. Therefore, Mabe has significantly surpassed the housing target and there is no obligation to deliver additional housing through the neighbourhood plan.



**Figure 1: Mabe Neighbourhood Plan Area (Source: Cornwall Council)**

- 1.8 Neighbourhood Plans can allocate additional growth to meet local needs at a scale which does not undermine the overall distribution strategy. To this end, the Neighbourhood Plan intends to explore potential site allocations for sites for community houses, affordable homes additional to Local Plan provision through a Community Land Trust or similar, and community uses (i.e. open space, car park, renewable energy use) in line with Neighbourhood Plan objectives while preserving the visual and physical link to the mining and quarrying heritage of the area. While the parish and village is undergoing growth to the south through residential planning consents and growth to the north through the continued expansion of the Exeter University Campus, the Parish

Council have identified Cornwall Council owned land which can potentially play a part in delivering community-led affordable housing for local need<sup>1</sup> and community uses such as open space, car parking, and renewable energy uses. As such, no site has been identified as preferred for specific uses, with all identified sites to be assessed for suitability for community-led affordable housing and community uses (potential for open space use, car park, renewable energy use, wooded area).

- 1.9 The purpose of AECOM's site appraisal is to assess whether sites identified in the neighbourhood area are appropriate for allocation in the Neighbourhood Plan for a proposed land use. In particular, the assessment looks at whether site locations and development proposals comply with national planning guidance and the strategic policies of the adopted Development Plan. From the shortlist of suitable sites, the Neighbourhood Plan group can then select the sites which best meet the objectives of the Neighbourhood Plan.
- 1.10 The report can be used to guide decision making and as evidence to support site allocation. It is also intended to help the group to ensure that the Basic Conditions considered by the Local Planning Authority are met, as well as any potential legal challenges by developers and other interested parties.

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<sup>1</sup> A Local Housing Need study is currently being undertaken.



## 2. Policy Context

### Planning Policy

- 2.1 National planning policy is set out in the National Planning Policy Framework (2019)<sup>2</sup> and is supported by Planning Practice Guidance (PPG)<sup>3</sup>. The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in Local and Neighbourhood Plans.
- 2.2 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the Local Plan and have regard to the emerging Local Plan. The Local Plan evidence base also provides a significant amount of information about potential developments in Mabe.
- 2.3 The key documents within Cornwall Council's Local Development Framework<sup>4</sup> for Mabe Neighbourhood Plan include:
- Cornwall Local Plan Strategic Policies 2010-2030, Adopted November 2016;
  - Cornwall Site Allocations Development Plan Document and Proposals Map, Adopted November 2019;
  - Mineral Safeguarding Development Plan Document and Proposals Map, Adopted December 2018;
- 2.4 Cornwall Council are currently undertaking a public consultation on the proposed Renewable Energy Policy and Evidence for the Climate Emergency Development Plan Document (DPD). The Council are also preparing a Gypsy and Travelling Communities Site Allocations DPD to identify suitable sites across Cornwall to meet the accommodation needs of different Travelling communities.
- 2.5 A number of other policy sources and evidence base documents have been reviewed in order to understand the context for potential site allocations. These include the Cornwall Strategic Housing Land Availability Assessment (SHLAA) (2016); the Mabe Neighbourhood Development Plan Landscape Statement (Draft) (September 2020); and the Falmouth and Penryn Housing Evidence Report (2017).
- 2.6 The relevant policies and recommendations of the above documents are highlighted below.

### National Planning Policy Framework (2019)

- 2.7 The National Planning Policy Framework (NPPF)<sup>5</sup> sets out the Government's planning policies and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- 2.8 Paragraph 8 highlights that achieving sustainable development means that the planning system has three overarching objectives; an economic objective, a social objective, and an environmental objective.
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible

<sup>2</sup> Available at [www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)

<sup>3</sup> Available at [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

<sup>4</sup> Available at: <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/>

<sup>5</sup> Available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 2.9 Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Furthermore, paragraph 69 highlights that neighbourhood planning groups should also consider the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.
- 2.10 Paragraph 77 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
- 2.11 Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 2.12 Paragraph 79 sets out that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
  - a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
  - d) the development would involve the subdivision of an existing residential dwelling; or
  - e) the design is of exceptional quality.
- 2.13 In facilitating the sustainable use of minerals, paragraph 204 states that planning policies should safeguard mineral resources by defining Mineral Safeguarding Areas; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked).
- 2.14 Paragraph 171 states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer-quality land should be preferred to those of a high quality.

## Cornwall Local Plan (2016)

- 2.15 The Local Plan sets out the strategic policies which provide context for Neighbourhood Plans and Development Plan Documents, setting out how the Council will consider planning applications, set targets for growth and the broad distribution of development that reflects identified development needs. The policies are also intended to provide sufficient flexibility to respond to opportunities and changing priorities, giving scope to communities to manage the delivery of the Plan locally. Those policies of relevance to development in the Neighbourhood Area include:

**Policy 2a: Key targets** requires development proposals in the period to 2030 to deliver a minimum of 52,500 homes at an average rate of about 2,625 per year to 2030, to help deliver

sufficient new housing of appropriate types to meet future requirements. In particular, meeting affordable housing needs. Development proposals should also provide for 38,000 full time jobs and 704,000 sq. metres of employment floorspace to help deliver a mix of 359,583 sq. metres of B1a and B1b office and 344,417 sq. metres of B1c, B2 and B8 industrial premises by 2030.

To achieve these targets a spatial strategy is proposed across Cornwall with housing targets derived from Cornwall's demographic need and consideration of a range of factors, including what are termed 'market signals', economic growth projections and the needs of particular groups and the delivery of affordable homes. The Falmouth-Penryn Community Network Area (CNA), within which the Mabe Neighbourhood Area is located, is set a housing apportionment of 3,400 dwellings, 25,750 sq. m of B1a and B1b office floorspace and 21,667 sq. m of other B employment floorspace.

**Policy 3: Role and function of places** sets how new development will be accommodated in accordance with a settlement hierarchy. Delivery of housing, community, cultural, leisure, retail, utility and employment provision will be managed through a Site Allocations DPD or Neighbourhood Plans for locations such as Falmouth with Penryn, with locations outside main towns to deliver housing and employment growth through:

- identification of sites where required through Neighbourhood Plans;
- rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;
- infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;
- rural exception sites under Policy 9.

Mabe is within the Falmouth and Penryn CNA residual, an area outside the settlements of Falmouth and Penryn which has been apportioned 600 dwellings to be delivered over the Local Plan period. This figure has been met through 259 dwelling completions in 2010-2016, 197 dwellings with planning permission not started and under construction (as at 31<sup>st</sup> March 2016) and 144 homes on windfall sites of less than 10 homes 2021-30. Therefore, Mabe has significantly surpassed the housing target and there is no obligation to deliver additional housing through the neighbourhood plan.

**Policy 4: Shopping, services and community facilities** states that community facilities and village shops should, wherever possible, be retained and new ones supported. Loss of provision will only be acceptable where the proposal shows:

- a) no need for the facility or service;
- b) it is not viable; or
- c) adequate facilities exist or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.

**Policy 7: Housing in the countryside** permits development of new homes in the open countryside only where there are special circumstances. New dwellings will be restricted to replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; the subdivision of existing residential dwellings; and reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting.

**Policy 9: Rural Exceptions Sites** supports development proposals on sites outside of but adjacent to the existing built up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.

The number, type, size and tenure of the affordable dwellings should reflect identified local needs as evidenced through the Cornwall Housing Register or any specific local surveys completed using an approved methodology.

The inclusion of market housing will only be supported where the Council is satisfied it is essential for the successful delivery of the development based on detailed financial appraisal. Market housing must not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services.

**Policy 17: Minerals – general principles** states that support will be given to maintain and grow a world class, thriving and sustainable minerals industry in Cornwall which meets local need needs as well as exporting minerals, predominately by rail and sea, to serve regional, national and international markets.

**Policy 18: Minerals safeguarding** identifies Mineral Safeguarding Areas for existing, planned and potential mineral infrastructure. The Cornwall Minerals Safeguarding Development Plan will develop detailed policy and identify sites for safeguarding minerals, mineral resources and associated facilities for transport, storage, handling and processing for onward transport by rail or sea.

Key sites used for the batching / manufacture of concrete products and coated materials will also be identified for safeguarding as well as sites for processing and the distribution of substitute recycled and secondary aggregate materials.

**Policy 21: Best use of land and existing buildings** ensures the best use of land and encourages sustainably located proposals that:

- a. use previously developed land and buildings provided that they are not of high environmental or historic value;
- b. use despoiled, degraded derelict and contaminated land provided that it is not of high environmental or historic value;
- c. increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land;
- d. take into account the economic and other benefits (including food production) of Grade 1, 2 and 3a agricultural land. Where significant development of agricultural land is demonstrated to be necessary, poor quality land should be used in preference to that of higher quality.

**Policy 22: European Protected Sites– mitigation of recreational impacts from development** requires mitigation measures for development proposals for recreational impacts on European Sites will be required where development is proposed within the identified zones of influence around those European Sites that are vulnerable to adverse recreational impacts. The Neighbourhood Area is within the Fal and Helford SAC zone of influence.

**Policy 23: Natural environment** requires development proposals to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance. Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes.

Development must take into account and respect the sensitivity and capacity of the landscape asset using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.

All development must ensure that the importance of habitats and designated sites are taken into account and consider opportunities for the creation of a local and county-wide biodiversity network of wildlife corridors which link County Wildlife Sites and other areas of biodiversity importance, helping to deliver the actions set out in the Cornwall Biodiversity Action Plan.

Development likely to adversely affect locally designated sites, their features or their function as part of the ecological network, including County Wildlife Sites, Local Geological Sites and sites supporting Biodiversity Action Plan habitats and species, will only be permitted where the need and benefits of the development clearly outweigh the loss and the coherence of the local ecological network is maintained.

**Policy 26: Flood risk management and coastal change** states that development should take account of and be consistent with any adopted strategic and local flood and coastal management strategies. Development should be sited, designed, of a type and where necessary relocated in a manner that:

- a) Increases flood resilience of the area, taking account of the area's vulnerability to the impacts of climate change and coastal change and the need to avoid areas of flood risk, in the first instance, taking into account the vulnerability of the use proposed; and
- b) Minimises, or reduces and where possible, eliminates flood risk on site and in the area.

**Policy 27: Transport and accessibility** requires development to provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

## Cornwall Site Allocations Development Plan Document (2019)

- 2.16 The Allocations DPD, adopted in 2019, identifies where new housing and employment uses will be delivered for 10 towns/conurbations and two eco-communities in Cornwall, in line with the Local Plan. The Allocations DPD also looks at the wider strategy for the towns including economic growth and the delivery of infrastructure that will support both the existing and future residents. As seen in Figure 2, the DPD allocates land within the Neighbourhood Area for the growth of Penryn.
- 2.17 The Mabe Neighbourhood Area contains a Mixed-use allocation Policy FP-M3 Treliever for approximately 18,000 sqm for office, technology and research and development space, plus approximately 6,000 sqm for business uses, education and student accommodation. Policy FP-M4 Treliever Future Direction of Growth allocates land for Mixed use development which should include supporting uses to those within the allocation at Treliever (FP-M3).
- 2.18 Part of the allocated Kernick Industrial Estate, safeguarded for employment uses under Policy FP-E1, is within the Neighbourhood Area. Similarly, part of the mixed-use site allocation FP-M2 at Parkengue is within the Neighbourhood Area. Both sites are east of the A39 and on the edge of Penryn.

## Minerals Safeguarding Development Plan Document (2018)

- 2.19 The Minerals Safeguarding DPD sets out areas of mineral resources and infrastructure to be safeguarded from other forms of development. As seen in Figure 2 there are seven mineral safeguarding areas designated in the neighbourhood area. Each safeguarded area has a buffer zone, where the effects of the operation of the facility are likely to result in planning impacts upon sensitive receptors. Mineral resources and infrastructure within Mineral Safeguarding Areas (MSA) defined on the Policy Map shall be safeguarded from sterilisation.
- 2.20 Appendix A of this report sets out the Mineral Safeguarding Areas within Mabe Neighbourhood Area, in which Carnsew Quarry and plant (H) and Trenoweth Quarry MSAs cover parts of the village of Mabe Burnthouse and surrounding lands.
- 2.21 Paragraph 71 and 72 states that guidance from British Geological Survey 'Mineral Resource Information for Development Plans' suggests that safeguarding should extend beyond the known resource boundary, to create a buffer to reduce the risk of incompatible development occurring in close proximity to the mineral resource. The extent of these boundaries should vary depending upon the type of mineral and the extraction method (set out in Table 1 in the DPD). The buffer zone for building stone and heritage stone is set at 250m and 100m respectively, and area also incorporated where the effects of the operation of a facility are likely to result in planning impacts upon sensitive receptors. Paragraph 75 clarifies further that there is no presumption that non-mineral development within a Mineral Safeguarding Area is automatically precluded.
- 2.22 Paragraph 77 outlines that applicants for non-mineral development within Mineral Safeguarding Areas will be required to demonstrate that there is no mineral resource or mineral infrastructure likely to be of current or future economic value that would be sterilised by the proposed development. Applicants may be required to produce a Mineral Resource Assessment in cases



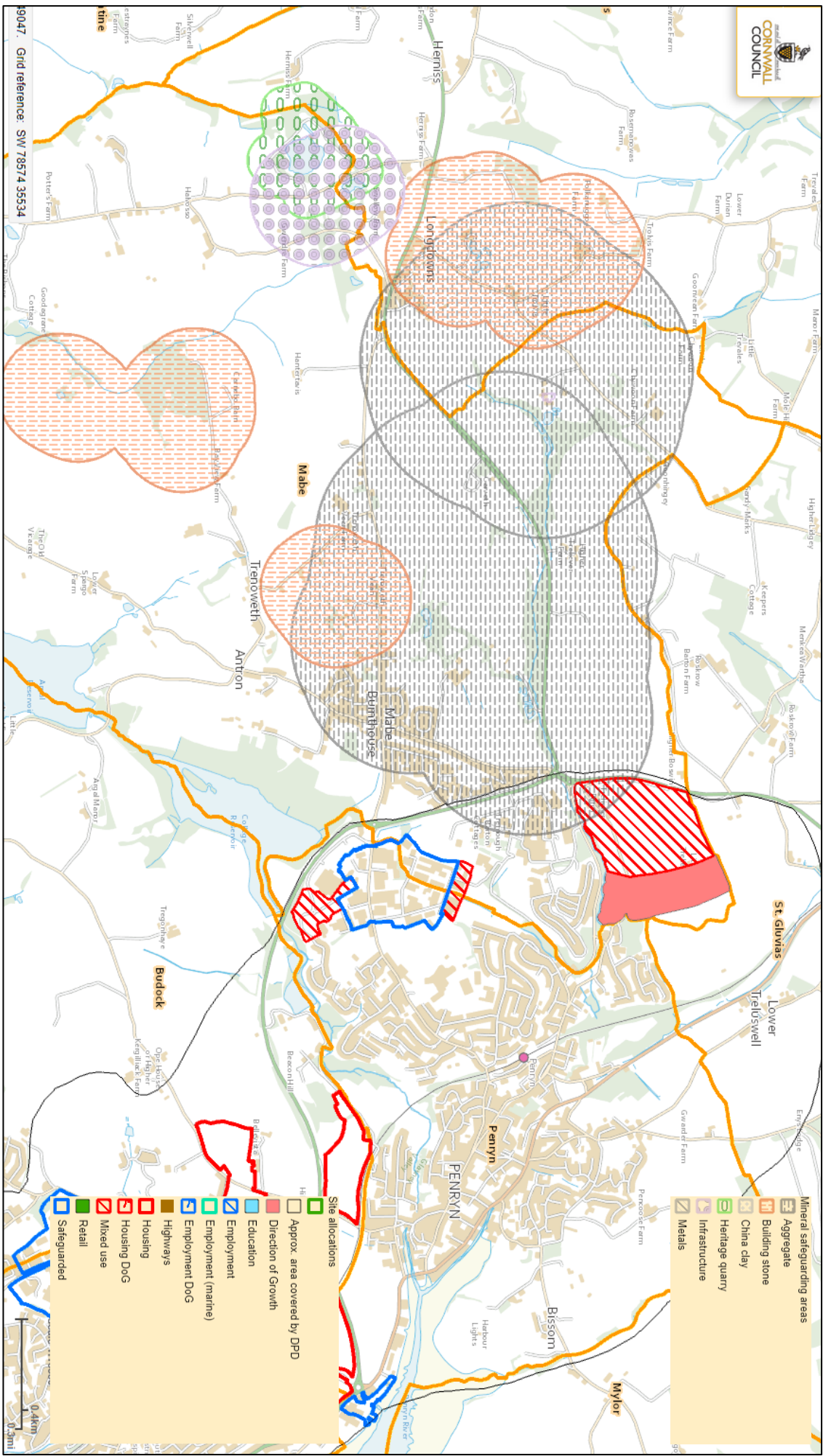


Figure 2 Extract of Cornwall Council Interactive Map

where the mineral planning authority is minded to take a precautionary approach and recommend refusal.

2.23 **Policy: MS1** states that planning permission for non-mineral development will only be permitted within Mineral Safeguarding Areas where it can be demonstrated that:

- a. the proposed development would not conflict with mineral related use of the site or infrastructure; or
- b. the applicant has demonstrated, to the satisfaction of the mineral planning authority, that the mineral resource or infrastructure is not of current or potential economic value or that the mineral resource is not of value for heritage uses; or
- c. the mineral resource can be satisfactorily extracted prior to the development taking place; or
- d. that the mineral resource or infrastructure will not be subject to unacceptable detrimental effects and the proposed development would not suffer unacceptable adverse impacts as a result of the mineral operations; or
- e. there is overriding strategic need for the non-mineral development that outweighs the need to safeguard the minerals; or
- f. the non-mineral development within the Mineral Safeguarding Area is exempt as set out in the exemption list in paragraph 81

## Evidence base

2.24 The following documents have also been reviewed to understand and evidence the opportunities and constraints to delivering sustainable development in Mabe.

### Cornwall Strategic Housing Land Availability Assessment (2016)

2.25 The Strategic Housing Land Availability Assessment (SHLAA) is a key part of the evidence base which underpins the Site Allocations Development Plan Document. The assessment tests whether there is sufficient land to meet objectively assessed needs and identifies where this land is located. It therefore helps the Council understand the level of growth it can plan for and in what areas growth can be accommodated. At a more detailed level it helps the Council choose the best individual sites to allocate in the Local Plan to meet the planned growth.

2.26 Two sites on the settlement edge of Mabe are identified and assessed in the SHLAA.

### Mabe Neighbourhood Development Plan Landscape Statement (Draft) (September 2020)

2.27 The Landscape Statement provides a factual description of the landscape character of the parish explaining the unique combinations of elements and features, which come together to create a sense of place and local distinctiveness. The assessment is structured to show relevant detail from both the National Character Areas (Natural England) and Cornwall Landscape Character Area descriptions (Cornwall Council 2007)<sup>6</sup>.

2.28 The key landscape considerations within the Parish are:

- Working quarries at Carnsew and Chywoon, and significant remains of flooded disused quarries;
- A strong sense of place derived from the ancient irregular field pattern bordered by Cornish hedges of Anciently Enclosed Land;
- Few hedgerow trees on plateau and narrow areas of woodland in valleys;

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<sup>6</sup> Available here: <https://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/landscape-character-assessment/>

- High level of tranquillity with experiences of exposure on the open ridges and dark night skies;
- Dispersed settlement pattern of isolated farms and small clusters of houses; and
- Long views from elevated areas.

2.29 Figure 3 illustrates local landscape character assessment constraints for Mabe Parish.

### Falmouth and Penryn Housing Evidence Report (May 2017)<sup>7</sup>

- 2.30 Cornwall's' Local Plan: Strategic Policies Development Plan Document sets out a housing growth requirement of a minimum of 2,800 houses to be delivered at Falmouth and Penryn through the Local Plan period, 2010-2030.
- 2.31 In support of this, the Site Allocations Development Plan Document and associated Falmouth and Penryn Town Framework Plan sets out how to accommodate this strategic growth. The housing evidence report also notes that additional growth, over and above 2,800 dwellings, is not prohibited and may be planned for via a Neighbourhood Development Plan and/or through the normal planning application process.
- 2.32 To identify appropriate areas for growth the housing study identified appropriate and workable study areas (referred to as 'Cells') for further assessment, in which areas of land were identified for assessment around the settlement of Mabe Burnthouse. A landscape assessment was undertaken which found that the landscape value for land to the north west and south east of Mabe Burnthouse is considered to be of an intermediate landscape value as identified in Figure 4. Land north of the A394 is considered to have a high landscape value, with land inside the A39 of a low landscape value.

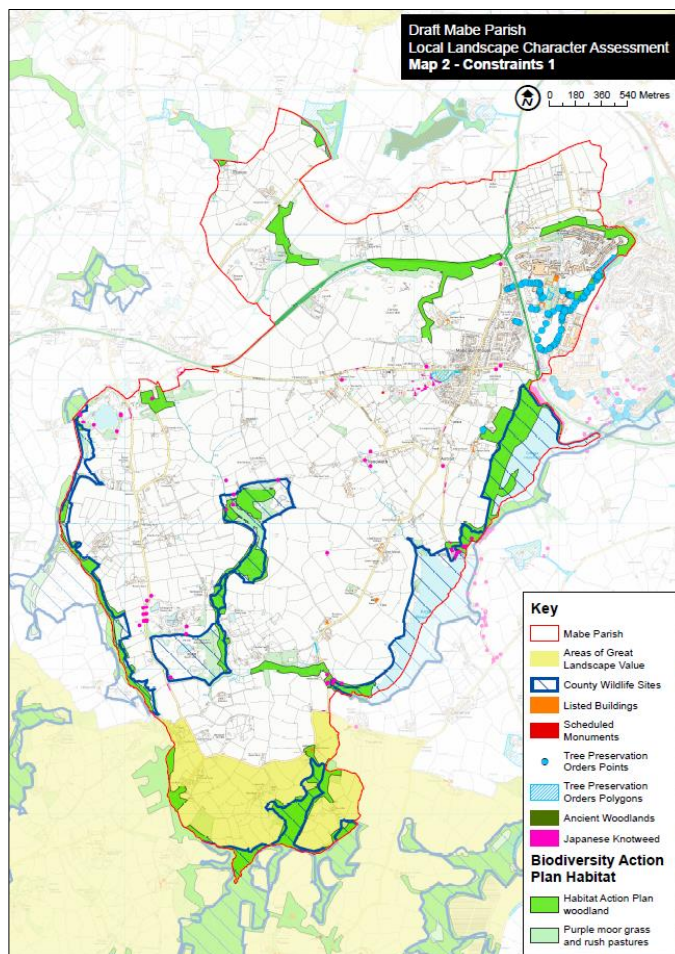
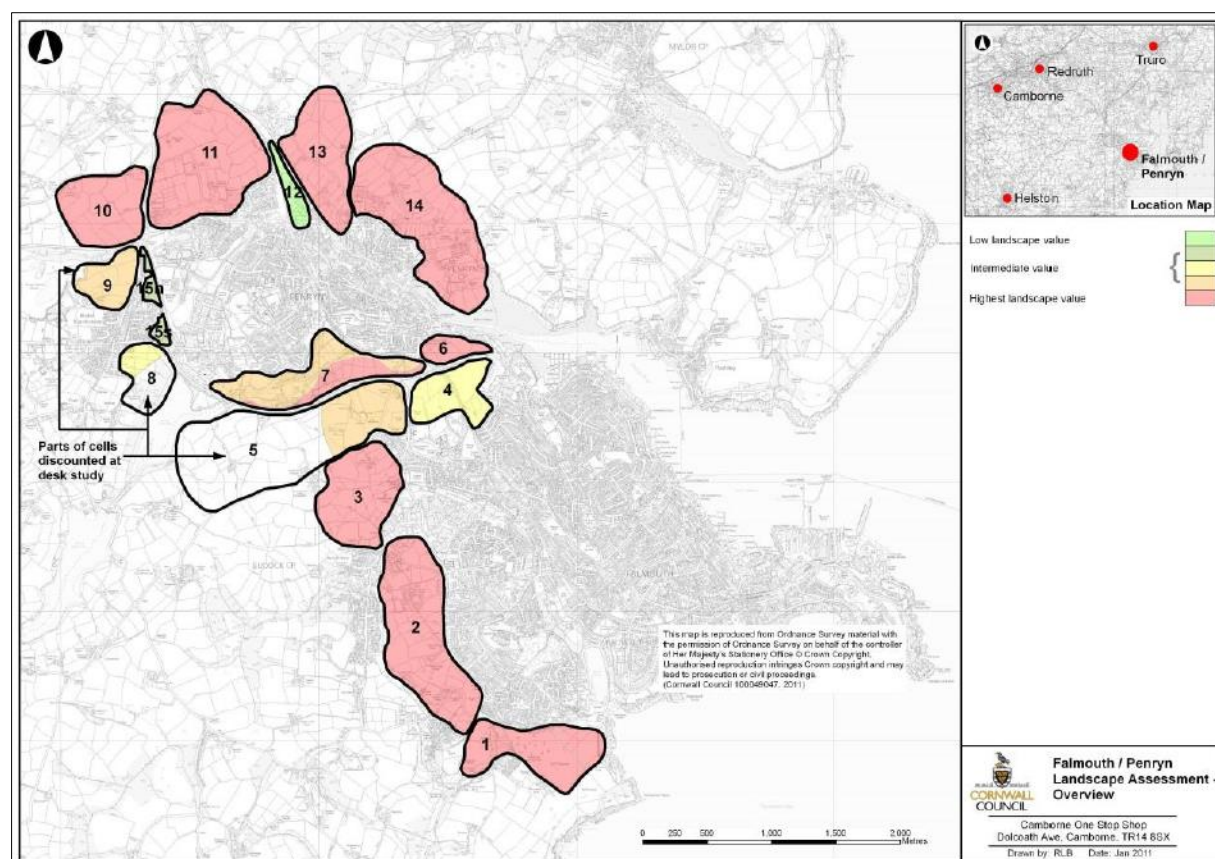


Figure 3 Local landscape constraints (source: Cornwall Council)

<sup>7</sup> Available here: <https://www.penryntowncouncil.co.uk/np-consultation-record.html>





**Figure 4 Landscape Assessment overview for identified study areas (Cornwall Council)**

- 2.33 The report emphasises the importance of landscape to the assessment of areas for development, however it needs to be considered alongside accessibility and sustainability issues, such as how well an area is able to integrate with the existing urban form.
- 2.34 The initial assessment suggests that the best performing cells, from an urban design perspective are 2, 3, 4, 7, 8, 9, 12, 13, 14 and 15. The worst performing cells are 1, 9 and 10. Cells 8, 9 and 15 were discounted from further assessment due to poor performance:
- Cell 8 is discounted from the process, as it was considered to be more related to the growth of Mabe as a rural village, than the growth of Penryn town, due to this divorced nature, and also the substantial barrier to pedestrian movement generated by the A39 highway;
  - Cell 9 is discounted due to poor performance in urban design and landscape terms, lack of connectivity and routes to local services and facilities; and
  - Cell 15 is discounted from the process, as it was considered to be more related to the growth of Mabe as a rural village, than the growth of Penryn town, due to this divorced nature, and also the substantial barrier to pedestrian movement and connectivity generated by the A39 highway. It was acknowledged that the site would offer potential for development within Mabe.
- 2.35 The housing assessment concludes that sites at Kergilliack, Falmouth North, College / Hillhead, and Kernick should be included within the Site Allocations DPD as strategic housing allocations for Falmouth and Penryn to be delivered through the Plan period. This includes Site FP-M2 (housing site) and FP-M3 (future direction of growth), within the Neighbourhood Plan area, which are allocated for mixed uses in the Site Allocations DPD.
- 2.36 An extract of the landscape assessment undertaken as part of the Housing Evidence Report relevant to Mabe Burnthouse for Cells 8, 9 and 15 adjacent to Mabe Burnthouse can be viewed in Appendix B of this report.

## 3. Methodology

- 3.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>8</sup>, Neighbourhood Planning (updated February 2018)<sup>9</sup> and Locality Neighbourhood Planning Site Assessment Toolkit<sup>10</sup>. These set out the criteria and approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

### Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment. For the Mabe Neighbourhood Plan, this includes both sites identified by the Mabe Neighbourhood Plan Group (NPG) as owned by Cornwall Council within the parish of Mabe; sites promoted in the neighbourhood area through the Cornwall SHLAA 2016; and sites recently withdrawn or refused planning permission in the Neighbourhood Plan Area.
- 3.3 Sites identified in the SHLAA were reviewed to identify if further assessment was necessary in terms of whether or not any sites have recently been granted planning consent, or whether new or additional information (or data gaps) exists to warrant a further full assessment using site assessment pro-formas.
- 3.4 A Call for Sites undertaken for the Neighbourhood Plan from May to June 2020 and extended into the summer owing to the disruption from Covid-19, did not yield any additional sites.

### Task 2: Gathering Information for Site Assessments

- 3.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance, and the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)<sup>10</sup>. It also reflects the knowledge and experience gained by AECOM through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.6 The pro-forma used for the assessment enables a range of information to be recorded, including the following:
- General information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield, brownfield etc.);
  - Suitability:
    - Site characteristics;
    - Environmental considerations;
    - Heritage considerations;
    - Community facilities and services; and

<sup>8</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>9</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>10</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability
  - Key known constraints to availability, legal or otherwise.

## Task 3: Site Assessment

- 3.7 The site pro-formas were completed through a combination of desk top assessment and site visits. The desktop assessment involved a review of existing evidence and data sources (including MAGIC maps) against a range of suitability criteria. Sites were inspected visually including by use of Google Maps/ Streetview, and through site visits, which also allow a better understanding of the context and nature of the neighbourhood area.

## Task 4: Consolidation of Results

- 3.8 Following a site visit by an AECOM landscape architect, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement.
- 3.9 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no or very few constraints and are thus appropriate as site allocations, 'amber' for sites which are potentially suitable if constraints can be resolved and 'red' for sites which are not considered currently to be suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation<sup>11</sup> – i.e. whether or not the site is suitable, available and achievable.

## Task 5: Indicative Housing Capacity

- 3.10 As the Local Plan does not specify residential densities, where existing density information is not available or only available from the landowner as part of a SHLAA submission, the SHLAA 2016 applies a density multiplier of 40 dph for locations outside of towns.
- 3.11 In order to determine the net developable area of sites without existing information and enable a calculation of potential capacity, the SHLAA undertakes a further assessment to determine the need for, and the amount of, other infrastructure that may be required on sites of varying size, such as roads, open space, trees etc. and the calculation shown in Table 1 was applied.

**Table 1 Net Developable Area**

Number of Dwellings (whole site)	Area of Site Developed for Housing
Below 25 units	Whole site could be developed for housing
25 to 50 Units	85% of site (net) developed for housing
Over 50 units	70% of site (net) developed for housing

<sup>11</sup> Planning Practice Guidance on Housing and Economic Land Availability Assessment (MHCLG), available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

## 4. Site Assessment

4.1 The site assessment includes sites in the following categories:

- Sites within the parish of Mabe in the ownership of Cornwall Council;
- Sites assessed in the Cornwall SHLAA 2016; and
- Recent planning applications (including sites which have been refused or withdrawn).

### Cornwall Council Sites

4.2 The Neighbourhood Plan Group in correspondence with Cornwall Council identified sixteen sites within the ownership of the Council for potential allocation in the Neighbourhood Plan. Two of these sites located at Treliver form part of a mixed-use allocation (Policy FP-M3 Treliever) in the Cornwall Site Allocations DPD (2019) and so are no longer considered as part of this assessment. The remaining fourteen sites, outlined in Table 2 and Figure 5, were taken forward for assessment using a site assessment pro forma to establish which, if any, are suitable for housing or community uses. The full assessments can be viewed in Appendix C.

**Table 2 Sites identified through the Neighbourhood Plan**

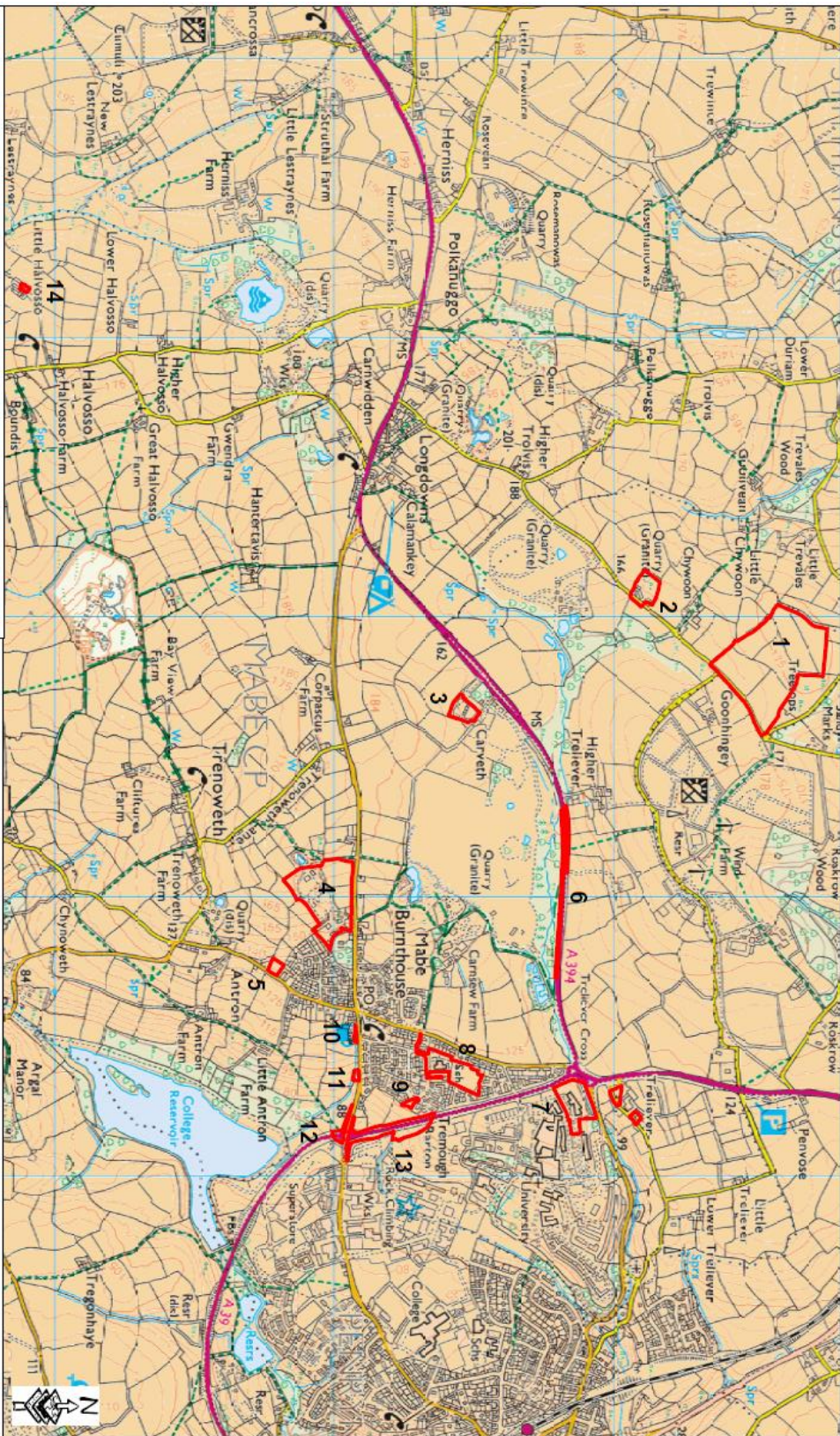
Site Ref	Site Name / Address	Indicative Site Size (ha)
1	Land south of Tregonning Road and north of Boswin Road	9.7
2	Chywoon Quarry (disused), Chywoon Longdowns, Penryn Cornwall TR10 9AF	0.84
3	Falmouth & Penryn HWRC, Carveth Longdowns, Penryn, Cornwall TR10 9DH	0.5
4	Land at Trenoweth Quarry and Antron Hill Farm House, south of Antron Hill	4.31
5	Land west of Church Road	0.2
6	Land south of the A394 at Carnsew Quarry	1.5
7	Land south east of the A39 and adjacent to Treliever Roundabout	1.63
8	Mabe Community Primary School and Recreation Ground, Cunningham Park, Mabe Burnthouse, Penryn TR10 9HB	1.51
9	Land east of Summerheath Road	0.1
10	Land south of Antron Hill at Coronation Cottages	0.1
11	Land south of Antron Hill	0.1
12	Land south of Antron Hill at the A39 roundabout	0.33
13	Land at the A39	1.49
14	Land at Little Halvosso	0.1

4.3 As sites 6, 12 and 13 are council owned land such as grass highway verges and land at highway junctions, they are no longer considered in the assessment due to low potential for development.



Mabe

Scale 1:12,500 Paper Size: A4



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Figure 5 Sites in Cornwall Council ownership (source: Cornwall Council)

## Cornwall SHLAA

- 4.4 The SHLAA identifies the future supply of land which could help deliver the objectively assessed needs identified for housing development in Cornwall across the plan period.<sup>12</sup>
- 4.5 The SHLAA considers all sites which meet the following criteria:
- the land must be 0.2ha or more and have the potential for at least 10 dwellings;
  - the land must be located within or adjacent to an existing settlement or in a sustainable location; and
  - the land does not already have planning permission for residential-led development.
- 4.6 A 'call for sites' was undertaken for the SHLAA in January 2012 to coincide with the consultation on the Local Plan Core Strategy Preferred Approach. This call extended the coverage to the smaller settlements and rural areas and was also used as a refresh for the main towns to build on and update the original SHLAA calls for sites. The Council has since welcomed site suggestions on an ongoing basis as well as through a call for brownfield sites held in 2015.
- 4.7 Submitted sites which meet the outlined criteria were assessed to determine whether sites are deliverable or developable. Deliverable sites are sites which are suitable, available now and achievable within five years. Developable sites are sites which are a suitable with a reasonable prospect they could be available and achievable within the plan period (years 6 to 10 and where possible years 11 to 15). Sites that are not currently developable are sites that could not be developed. This may be, for example, because of constraints to development are severe, and it is not known when it might be overcome.
- 4.8 As shown in Figure 6 and Table 3, the SHLAA considered two sites within the Mabe neighbourhood area for housing. The full assessment of the sites is listed in Appendix 6.2 of the SHLAA which score the sites on suitability, availability and deliverability where higher scoring indicates more sustainable sites. Both sites have been placed in Phase 2: Years 6-10 (2020/21 – 2024/25) as they have a limited level of constraints. The SHLAA notes that these 'developable' sites are suitable for development, depending on their individual circumstances and on specific measures being proposed to overcome any minor constraints. The SHLAA further notes that although the results show a potentially large capacity capable of coming forward it is not envisaged that all will come forward during this phase and sites could also contribute to yields in another phase.
- 4.9 The SHLAA findings have been reviewed in Appendix D to determine if the conclusions are appropriate to be carried forward to inform the Neighbourhood Plan or whether new or additional information exists which would supersede the SHLAA findings.

## Recent Planning Applications

- 4.10 Planning applications in the Neighbourhood Plan Area on sites not identified by the NPG or in the SHLAA should also be included in the assessment, including sites which have been refused planning permission, have lapsed or have been withdrawn.
- 4.11 It is also important to understand recent planning permissions as this may be relevant to the assessment of sites included in the assessment. A search for recent permissions within and adjacent to Mabe Burnthouse found that permission (PA18/04092) was granted for 27 dwellings on land off Antron Way in March 2020. The site visit confirmed that ground investigation and site clearance works had commenced on site for the outline application. Further to this the permission is currently subject to an application to modify the affordable housing element of the scheme. As the principle of development for housing has been tested through the planning process and the site has received planning permission, this site is not considered further in the assessment.

<sup>12</sup> Available at: <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/evidence-base/strategic-housing-land-availability-assessment/>



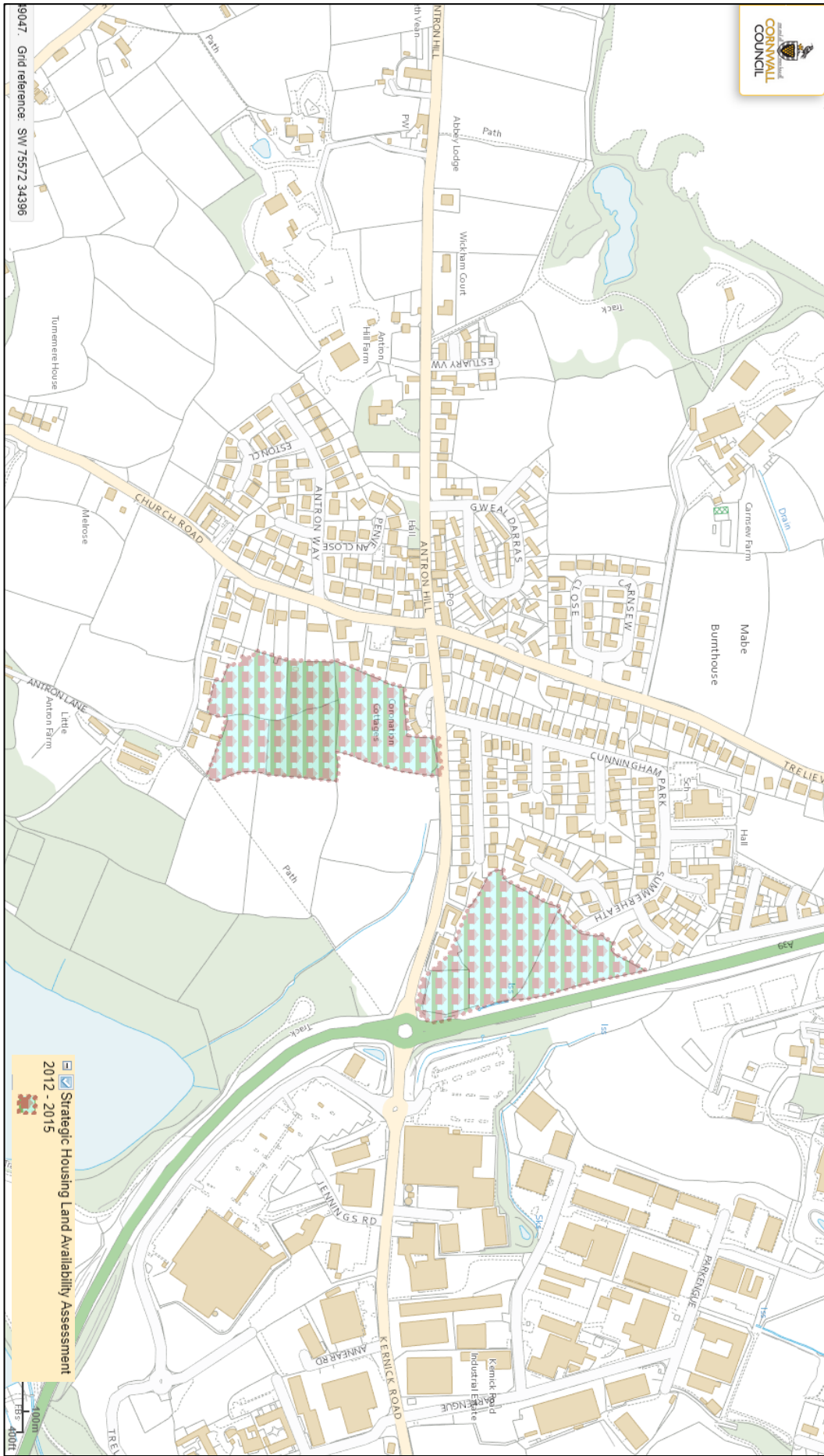


Figure 6 SHLAA sites (Source: Cornwall Council Interactive Map)

Table 3 Sites identified in Neighbourhood Area in SHLAA 2016

Site Ref.	Site Location	Site Area (ha)	Capacity: Total Units (Phase 2: 2020/21 to 2024/25)	Site Type	Planning History	SHLAA Findings and Scoring <sup>13</sup>
S318	Nanturian Farm, Antron Hill, Mabe	2	57	Greenfield	PREAPP10/04593 Erection of 40 dwellings Decision: Closed - advice given Decision Issued Date: Tue 17 Apr 2012	The site is available on a score of 300 of total availability maximum score of 450; The site is suitable on a score of 290 of total suitability maximum score of 480; The site has a deliverability viability score of 180 of 450; Overall score of 770 out of maximum score of 1838; Site categorised as potentially suitable for Phase 2 delivery from 2020/21 to 2024/25.
S1202	Land South of Coronation Cottages, Mabe Burnthouse	2.6	70	Greenfield	PA19/03269 Outline planning application for the erection of up to 30 new dwellings with all matters reserved except access. Decision Approved with conditions Decision Issued Date Mon 16 Dec 2019 PA17/05495 Outline planning application for the erection of up to 60 new dwellings to include provision of access and other ancillary works. Decision Refused Tue 12 Sep 2017 Appeal Dismissed (Ref. No: 18/00078/REF)	The site is available on a score of 315 of total availability maximum score of 450; The site is suitable on a score of 305 of total suitability maximum score of 480; The site has a deliverability viability score of 180 of 450; Overall score of 800 out of maximum score of 1838; Site categorised as potentially suitable for Phase 2 delivery from 2020/21 to 2024/25.

<sup>13</sup> The SHLAA scores each site against set criteria with total score justifying what phase (timeframe) the site is placed in (i.e. Phase 2, 3, 4).



Previous to this permission, the larger site (with additional field/land to the north-west of permission PA18/04092) was proposed for residential development of 56 dwellings and the application withdrawn (PA16/04068) in November 2017. The reduced area of this site to the north outside of the recent approval (PA18/04092) as seen in Figure 7 is further considered as part of this assessment.

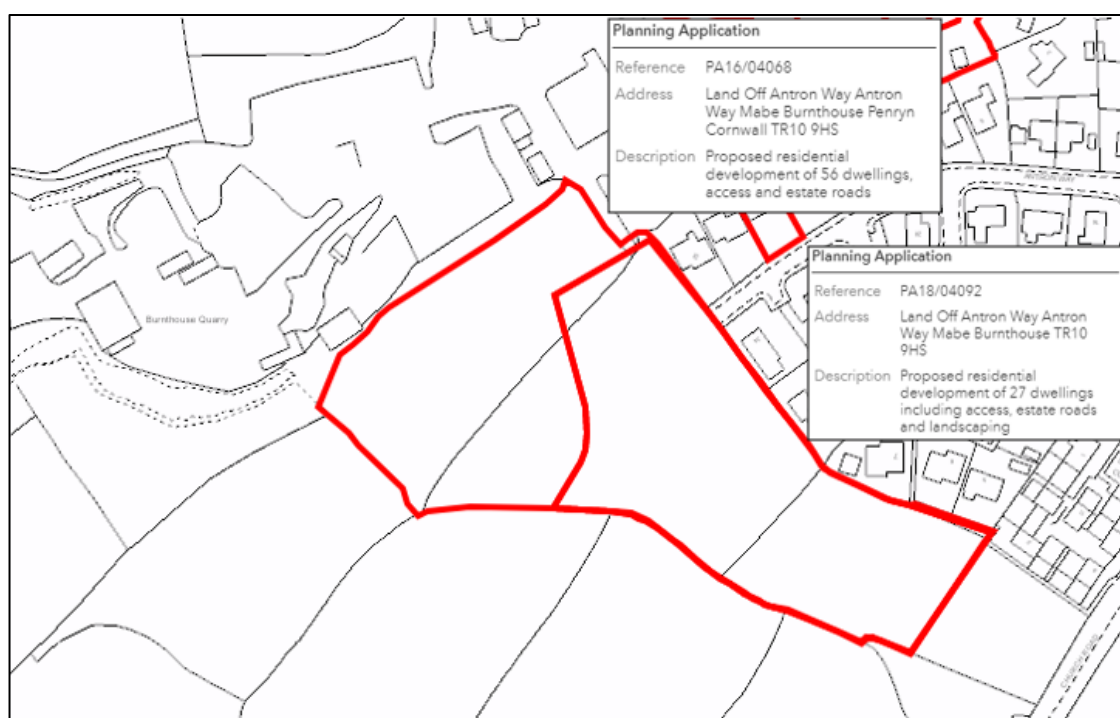


Figure 7 Planning Permissions at Antron Way (Source: Cornwall Council)

## Identified Sites

4.12 Identified sites considered in the assessment are outlined in Figure 8.



Figure 8 Identified sites in Mabe Neighbourhood Area



## 5. Site Assessment Summary

- 5.1 In total, fourteen sites were assessed to consider whether they would be appropriate candidates for allocation in the Mabe Neighbourhood Plan. Table 4 sets out a summary of the site assessments, which should be read alongside the full assessments available in Appendix C and D. Eleven of these sites were identified through the Neighbourhood Plan process and were assessed in full using site assessment proformas.
- 5.2 Two sites identified as suitable and available in the SHLAA, were considered further with regard to whether their assessment conclusions could be applied to the Neighbourhood Plan site assessment as sites for community-led affordable housing and allocation in the Neighbourhood Plan. The sites were also considered for suitability for community uses.
- 5.3 One site was identified as withdrawn from the planning process in a planning application search of the Neighbourhood Area. Part of this withdrawn site has subsequently received planning permission. The remainder of the withdrawn site has been assessed to understand the potential for community-led housing and community uses.
- 5.4 The final column within the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation for community-led affordable housing and/or community uses in the Neighbourhood Plan. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site may be appropriate for allocation in the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.5 The summary table shows that Sites 4 (Land at Trenoweth Quarry and Antron Hill Farm House, south of Antron Hill), 5 (Land west of Church Road) and 9 (Land east of Summerheath Road) are potentially suitable for further discussion with the landowner Cornwall Council for community-led affordable housing and/or community uses, subject to issues such mineral safeguarding, landscape and existing community facility land uses being further considered. Sites 1 (Land at Tregonning Road), 3 (Falmouth & Penryn HWRC, Carveth Longdowns, Penryn), 10 (Land south of Antron Hill at Coronation Cottages) and PA16/04068 (area to north of PA18/04092 Land off Antron Way) were found to be potentially suitable for further consideration in the Neighbourhood Plan for community uses subject to discussions with landowners. Sites 2 (Chywoon Quarry), 7 (Land south east of the A39 Treliever Roundabout at Tremough Innovation Centre, Penryn), 8 (Mabe Community Primary School and Recreation Ground, Cunningham Park), 11 (Land south of Antron Hill) and 14 (Land at Little Halvasso) were found not suitable for further consideration for community-led affordable housing and/or community uses. A review of Sites S318 (Land at Nanturrian Farm, Antron Hill, Mabe) and 2102 (Land South of Coronation Cottages, Mabe Burnthouse), promoted for housing through the SHLAA, found these to be unsuitable for community-led affordable housing. S318 (Land at Nanturrian Farm, Antron Hill, Mabe) was found potentially suitable for community uses, such as open space and renewables, subject to availability.

Table 4 Site Assessment Summary Table

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Indicative Site Capacity	Neighbourhood Plan Site Assessment summary	Suitable for community-led housing	Suitable for community uses
Site 1	Land at Tregonning Road	Cornwall Council owned land in Mabe parish identified by neighbourhood planning group	Approx. 9.7 ha (AECOM estimate)	Greenfield	N/A	<p>The site contains fields in agricultural use. The site is owned by Cornwall Council. The site is outside, removed and not connected to the built-up area of Mabe Burnthouse. The site is not in close proximity to village services or facilities. The site has agricultural access, however roads serving the site are narrow and not suitable for potential scale of housing development (or part thereof). There is no footway to connect the site to Mabe Burnthouse or potential to create provision on narrow highways. The site could be considered to have medium landscape visual sensitivity due to long views to the south, south-west and west over open countryside. The greenfield site is not suitable for residential development due its location in open countryside and conflict with Policy 7 of the Local Plan. However, the Neighbourhood Planning group has expressed an interest in exploring sites for renewable energy use and given the site is located adjacent to an area of solar PV renewable energy use, this is something that could be explored with Cornwall CC if there was evidence this additional infrastructure was needed.</p>		
Site 2	Chywoon Quarry (disused), Chywoon Longdowns, Penryn Cornwall TR10 9AF	Cornwall Council owned land in Mabe parish identified by neighbourhood planning group	Approx. 0.84 ha (AECOM estimate)	Mix	N/A	<p>The site is a vacant and overgrown disused quarry containing derelict buildings and pond. The site is in the ownership of Cornwall Council. The site is outside and removed from the built-up area of Mabe, and not in close proximity to village services or facilities. The site contains gated quarry access; however, the highway is narrow and does not have footway provision to the village. The site is visible to surrounding countryside, with long views to the east and north east of the site. The site is within the Chywoon Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan and Policy MS1 in the Minerals Safeguarding DPD). The site is not suitable for residential development due to the former use of the site and its location in open countryside being contrary to Policy 7 of the Local Plan. Although the site contains derelict quarry buildings, due to mineral extraction uses this part of the site is not considered as 'previously developed land' under national planning policy. On this basis, the site is not suitable for allocation in the plan for community led housing.</p>		

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Indicative Site Capacity	Neighbourhood Plan Site Assessment summary	Suitable for community-led housing	Suitable for community uses
Site 3	Falmouth & Penryn HWRC, Carveth Longdowns, Penryn, Cornwall TR10 9DH	Cornwall Council owned land in Mabe parish identified by neighbourhood planning group	Approx. 0.5 ha (AECOM estimate)	PDL	N/A	<p>The site is currently in use as a recycling centre and it is unknown if the site is available for development. The site is in the ownership of Cornwall Council. The site is outside and removed from the built-up area of Mabe and is not in close proximity to other village services or facilities. The site has highways access from the A394, however there is currently no pedestrian footpath on the A394 serving the site. The site is within the A3 Carnsew Quarry and plant (H) mineral safeguarding area and the A5 Chywoon Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan and MS1 in the Minerals Safeguarding DPD), where proposed development must comply with specific criteria set out in policy. Although the site contains previously developed land, development of the site would be contrary to special circumstances set out for housing in the countryside under Local Plan Policy 7. As the site provides a community facility, in accordance with Local Plan policy 4 the facility should be retained unless there is no longer a need for the facility and service, it is not viable, or adequate facilities exists for the recycling site to be provided elsewhere. On this basis, the site is not suitable for allocation in the plan for community led housing. Alternative community uses for the site could potentially be considered, subject to site availability, and compliance with requirements of Local Plan and mineral safeguarding policies, however the remoteness of the location not within or adjacent to a settlement would need to be taken into account.</p>		
Site 4	Land at Trenoweth Quarry and Antron Hill Farm House, south of Antron Hill	Cornwall Council owned land in Mabe parish identified by neighbourhood planning group	Approx. 4.31 ha (AECOM estimate)	Mix	8	<p>Part of the site is currently in use as a stone quarry and sawmills and is unavailable. The remainder of the site to the north is in residential and agricultural use. The site is in the ownership of Cornwall Council. The site is adjacent to the built-up area of Mabe. The site is reasonably located to local services and facilities, with a footpath serving the northeast corner of the site to the village, with potential to extend footpath provision along the sites' road frontage on Antron Hill. The site has quarry vehicular access to Antron Hill, with another vehicular single lane access along the western boundary. The site could be considered to have medium landscape visual sensitivity on its north-western side due to its location on elevated land on Antron Hill, where long views exist to the south and south-west across open countryside and to the neighbouring settlement of Penryn. The north-western field has a relatively prominent and elevated setting in the landscape, with medium to long views to the north of open countryside and</p>		

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Indicative Site Capacity	Neighbourhood Plan Site Assessment summary	Suitable for community-led housing	Suitable for community uses
Site 5	Land west of Church Road	Cornwall Council owned land in Mabe parish identified by neighbourhood planning group	Approx. 0.2 ha (AECOM estimate)	Mix	8	<p>eastwards to the village. The site slopes downhill to the north-east towards the village, with the north-eastern part of the site relatively screened by trees and vegetation and in a less visually prominent setting adjacent to the built-up edge. The site is within the Carnsew Quarry and plant (H) mineral safeguarding area and the BS18 Trenoweth Quarry mineral safeguarding area, where Policy 18 of the Local Plan and Policy MS1 of the Minerals Safeguarding DPD requires development to comply with specific criteria that would not impact on a working quarry. Due to the ongoing commercial and mineral extraction uses of the site, environmental health impacts (contamination, dust pollution and noise) need to be considered for development proposals on parts of the site abutting the quarry. Likewise, non-mineral development proposals would need to not conflict with mineral related uses of the site. On this basis and in accordance with Policy: MS1 of the Minerals Safeguarding DPD, the site is potentially suitable for uses that are compatible and non-conflicting with the current mineral uses of the site. The northern part of the site is potentially suitable for commercial uses compatible with quarry uses, with a small area of the site between Antron Manor and the quarry and an appropriate distance from quarry use emissions (dust, noise and vibration) suitable for affordable housing, subject to availability and identified constraints being mitigated with regard to mineral safeguarding and associated environmental health concerns.</p>		

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Indicative Site Capacity	Neighbourhood Plan Site Assessment summary	Suitable for community-led housing	Suitable for community uses
Site 7	Land south east of the A39 Treliever Roundabout at Tremough Innovation Centre, Penryn	Cornwall Council owned land in Mabe parish identified by neighbourhood planning group	Approx. 1.63 ha (AECOM estimate)	Greenfield	N/A	<p>site is within the A3 Camsew Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan and Policy MS1 in the Minerals Safeguarding DPD), however the site is a sufficient distance from the quarry as to not impact on mineral operations. As the site is used for recreation purposes, proposed development would be subject to meeting community facility provision criteria as set out in Local Plan Policy 4. The site is potentially suitable to meet affordable housing need subject to meeting the criteria set out in Policy 9 'Rural Exceptions Sites' as the site could be considered as well related to the physical form of the village due to extant planning permission to the west and is appropriate in scale. The site is also potentially suitable for community uses, subject to availability.</p>		
Site 8	Mabe Community Primary School and Recreation Ground, Cunningham Park, Mabe Burnthouse, Penryn TR10 9HB	Cornwall Council owned land in Mabe parish identified by neighbourhood planning group	Approx. 1.51 ha (AECOM estimate)	Mix	N/A	<p>The site is currently in education use and a recreation ground. The site is in the ownership of Cornwall Council. As the site contains community facilities, in accordance with Local Plan policy 4 development proposals would have to demonstrate these facilities are not viable or needed or can be provided satisfactorily elsewhere. As these facilities do not exist elsewhere in the village, the site is considered unsuitable for housing or other community development uses in line with Neighbourhood Plan objectives to provide additional community uses in the village.</p>		
Site 9	Land east of Summerheat h Road	Cornwall Council owned land in Mabe parish identified by neighbourhood	Approx. 0.1 ha (AECOM estimate)	Greenfield	4	<p>The site is an area of green space on 'Summerheath' adjacent to the residential area of Cunningham Park. The site is in the ownership of Cornwall Council. The site is a small landscaped area of well-established trees as part of the housing estate. There is potentially an opportunity for up to 5 homes fronting Cunningham Park on this site under Policy 9 'Rural Exceptions Sites'; however, the established</p>		

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Indicative Site Capacity	Neighbourhood Plan Site Assessment summary	Suitable for community-led housing	Suitable for community uses
						nature of the landscaping, the topography of the site and the tree cover are significant constraints to development.		
Site 10	Land south of Antton Hill at Coronation Cottages	Cornwall Council owned land in Mabe parish identified by neighbourhood planning group	Approx. 0.1 ha (AECOM estimate)	Greenfield	N/A	The site is currently in use as informal allotments/gardens in front of the concavely bow-fronted Coronation Cottages, which look onto the site. The site is in the ownership of Cornwall Council. The site is part served by footpath along Antton Hill with potential to extend the footpath along the site. The site is part of the setting of Coronation Cottages when viewed from Antton Hill and Cunningham Park. The site is potentially suitable for a more formalised community use such as a community garden, subject to availability.		
Site 11	Land south of Antton Hill	Cornwall Council owned land in Mabe parish identified by neighbourhood planning group	Approx. 0.1 ha (AECOM estimate)	Greenfield	N/A	The site is a small vacant and overgrown greenfield plot adjacent to the built-up area of Mabe Burnthouse, however is partly isolated and removed from the built-up area of south of Antton Hill. The site is in the ownership of Cornwall Council. The site does not have existing vehicular access and is not connected to the village by footpath, however there is potential to create access onto Antton Hill. The site is in reasonable proximity to local services and facilities. Due to the removed location of the site, and in line with Policy 3 and 7 of the Local Plan, the site is not suitable for development. The site is not currently suitable for community uses as is removed from built-up area of Antton Hill and not easily accessed due to lack of footpath.		
Site 14	Land at Little Halvasso	Cornwall Council owned land in Mabe parish identified by neighbourhood planning group	Approx. 0.1 ha (AECOM estimate)	Greenfield	N/A	The site is part of a farm and is located outside and not connected to the existing built up area. The site is in the ownership of Cornwall Council. The site is located in open countryside and not in close proximity to Mabe Burnthouse or services and facilities. Access is restricted through a private single carriage agricultural lane. The site is grade 3 best and most versatile agricultural land. As the site is within open countryside, development of the site would conflict with Local Plan Policy 7: Housing in the countryside. On this basis, the site is not suitable for development and allocation consideration in the Neighbourhood Plan.		
S318	Nanturian Farm, Antton Hill, Mabe	Cornwall SHLAA 2016	2	Greenfield	N/A	AECOM Review of Cornwall Council SHLAA sites: Development of the site would encroach into open countryside resulting in increased coalescence with Penryn. In line with Local Plan Policy 3 (Role and function of places) proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not		



Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Indicative Site Capacity	Neighbourhood Plan Site Assessment summary	Suitable for community-led housing	Suitable for community uses
S1202	Land South of Coronation Cottages, Mabe Burnthouse	Cornwall SHLAA 2016	2.6	Greenfield	N/A	<p>AECOM Review of Cornwall SHLAA sites:</p> <p>The SHLAA conclusions need to consider the suitability of the site with respect to recent planning decisions. Part of the site has received planning consent (PA19/03269) for 30 dwellings. Development of the remaining land within the site is not suitable on policy grounds (Policy 3: Role and function of places) as found in the recent appeal dismissal where scale of development is considered larger than that which can be described as rounding off.</p> <p>The eastern part of the site encroaches into open countryside and is visible from lower ground on the A39 roundabout at Penryn. This part of the site is also located approximately within 150m of the Falmouth Reservoirs Cornwall Wildlife Site and has potential to act as a buffer to mitigate impacts from proposed housing on the western part of the site.</p> <p>The site outside of the consented area is therefore not suitable for housing development for the reasons set out in the planning decisions and acts as a landscape buffer for the village.</p>		
PA16/04068	Land off Antton Way, Mabe	Cornwall Council Planning Application search	0.7 (reduced area to the north outside approval PA18/04092	Greenfield	N/A	<p>Land off Antton Way was submitted for planning permission through two applications in 2017 and 2018. The 2017 application, PA16/04068, was withdrawn after comments received from statutory consultees, with a reduced area (see Figure 7) of the site receiving planning approval on appeal for housing in March 2020. The northern part of the larger withdrawn site can potentially be accessed through the 2020 approval.</p> <p>The northern part of the withdrawn site abuts and overlaps with the MSA buffer zone of Trenoweth Quarry, which is established to reduce the risk of incompatible development occurring with operations of a working quarry. Consultation responses found that the 2017 application did 'not provide sufficient information in the form of a sound assessment for the Community Protection council team to be</p>		

Site Ref.	Site Address	Site Source	Indicative Site Size (ha)	Site Type	Indicative Site Capacity	Neighbourhood Plan Site Assessment summary	Suitable for community-led housing	Suitable for community uses
						<p>able to make a substantive consultation response'. Further to this, the field abutting the quarry (excluded from planning application PA18/04092 and subsequent appeal permission) was recommended for removal from the application by the Historic Environment Planning council team on the grounds that 'development of the higher northern field is a concern by virtue of it breaking the skyline that should be addressed under Policy 12 Design of the Cornwall Local Plan'. It was suggested 'the higher northern field be excluded from development and become the public open space for the scheme'. The importance of continuation of quarry operations was emphasised as 'important to the historic environment as it produces Cornish Slate which is used in the refurbishment of listed buildings, and conservation areas and many public realm projects'.</p> <p>The Mineral Planning Authority's mineral policy specialist outlined in their consultation response that the proposed site 'is located approximately 100 metres from the minerals planning permission boundary of Trenoweth Quarry that has planning permission for minerals extraction of dimension stone and associated works up to 21 February 2042. Trenoweth Quarry is currently used as a stone masons that operates loud machinery for cutting of large sections of dimension stone. The movement of stone stored to the east of the site can also generate significant noise.' The response further stated permitted operation times and raised 'concerns regarding noise, dust and vibration levels from the quarry and the impact that this would have on the amenity of residents of the proposed housing development.' The proposed development was found to be contrary to Policy S1 and other minerals policy and was not supported by the Minerals Authority. On this basis, the northern field of the withdrawn application is found to be not suitable for residential development, however if available it could be considered potentially suitable for community uses, subject to consultation with the Minerals Authority.</p>		

## Conclusions

- 5.6 Mabe Neighbourhood Planning Group is intending to allocate sites for community-led housing, through a Community Land Trust, Neighbourhood Development Order<sup>14</sup> or other means of provision, and community uses (i.e. open space, car park, renewable energy use) on suitable sites that are well related to the physical form of the village on land that will potentially be made available by landowners.
- 5.7 The assessment of Cornwall Council owned sites in Mabe found that Sites 4 (Land at Trenoweth Quarry and Antron Hill Farm House, south of Antron Hill), 5 (Land west of Church Road) and 9 (Land east of Summerheath Road) are potentially suitable or in part potentially suitable for further discussions with Cornwall Council as landowner to transfer land to the Parish Council for allocation in the Neighbourhood Plan for community-led affordable housing and/or community uses, subject to issues such as availability, mineral safeguarding, landscape and community facility land uses being appropriately considered and mitigated.
- 5.8 The northern part of Site 4 (Land at Land at Trenoweth Quarry and Antron Hill Farm House, south of Antron Hill) is found to be potentially suitable for commercial and housing development in line with a Cornwall Council land-use plan for the site, subject to consultation with the Minerals Authority. The southern part of the site is a working quarry and the site and surrounding land is within the Carnsew Quarry and plant (H) mineral safeguarding area and the BS18 Trenoweth Quarry mineral safeguarding area, where Policy 18 and Policy MS1 of the Local Plan and the Minerals Safeguarding DPD requires development proposals to comply with specific criteria that would not impact on a working quarry. Due to the ongoing commercial and mineral extraction uses of the quarry and potential associated environmental health impacts (contamination, dust pollution and noise), adjacent land use proposals would have to be compatible with quarry use as outlined in policy as outlined in various consultation responses in the 2017 withdrawn application (PA16/0406) for housing on a site abutting the quarry to the south-east. To this end, the north-western part of Site 4 abutting the quarry is potentially suitable for commercial development, however this part of the site is on elevated ground overlooking the wider area, and so would also need to consider landscape impacts with regard to development encroaching into open countryside. The part of the site to the northeast, adjacent to the built-up area, is potentially more suitable for community-led affordable housing, although quarry use impacts would remain to be considered. This part of the site is potentially suitable to meet affordable housing need in line with Policy 9 'Rural Exceptions Sites' of the Local Plan, as this part of the site is outside of but adjacent to the existing built village and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.
- 5.9 Site PA16/04068 (reduced site area of land off Anton Way to the north of recent approval PA18/04092) is located directly adjacent to the quarry and is found potentially suitable for community uses that are compatible with the continuing use of the quarry, and could potentially be accessed through the recent residential approval (PA18/04902) or as part of a wider masterplan for housing, commercial and community uses with Site 4 (Land at Trenoweth Quarry and Antron Hill Farm House, south of Antron Hill).
- 5.10 Site 5 (Land west of Church Road) is potentially suitable for community-led affordable housing, subject to availability, access being achieved through extant planning permission to the west, and open space community uses (used by residents of Spargo Court) being provided elsewhere such as on land potentially available on Site PA16/04068 (reduced site area of land off Anton Way to the north of recent approval PA18/04092). The site is also potentially suitable to meet affordable housing need subject to meeting the criteria set out in Policy 9 'Rural Exceptions Sites' as the site could be considered as well related to the physical form of the village due to the recent planning permission (PA18/04092) to the west and is appropriate in scale.

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<sup>14</sup> Neighbourhood development orders and community right to build orders grant planning permission for specific types of development in a particular area. More information available here: <https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-development-orders-community-right-build-orders/>

- 5.11 Site 9 (Land east of Summerheath Road) is potentially suitable for community-led affordable housing subject to availability and meeting the criteria set out in Policy 9 'Rural Exceptions Sites' as the site is well related to the physical form of the village and is appropriate in scale. The site is also potentially suitable for further community uses, subject to availability.
- 5.12 Sites 1 (Land at Tregonning Road), 10 (Land south of Antron Hill at Coronation Cottages) and SHLAA Site S318 are not suitable for residential, however these sites could potentially be considered for renewable energy community garden and public open space (or other appropriate uses) respectively. Site 3 (Falmouth & Penryn HWRC, Carveth Longdowns, Penryn) is also potentially suitable for community use.

## Affordable Housing

- 5.13 This report has assessed fourteen sites for suitability for community-led affordable housing and other community uses. Three of the fourteen sites considered in this assessment are potentially suitable for allocation for housing. If the sites were allocated for market housing (rather than the preferred affordable housing), they would be likely to be under the threshold for requiring a proportion of affordable housing as no individual site has the capacity to provide more than 10 units. However, this would depend on the thresholds for provision of affordable housing in your area<sup>15</sup>. Sites which provide an element of affordable housing would be potentially suitable for Discounted Market Housing (e.g. First Homes<sup>16</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.
- 5.14 The requirement for Affordable Housing provision on any sites proposed for allocation for market housing in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

## Next Steps

- 5.15 From the shortlist of potentially suitable sites, the Neighbourhood Group, in conjunction with the Parish Council, should discuss with Cornwall Council to understand whether the country council would consider transferring any of the sites into the Parish Council ownership to achieve Neighbourhood Plan community-led housing and community use objectives.
- 5.16 A site can only be allocated for development if there is evidence the landowner is willing for the land to be available. Further discussions are required with landowners on the availability of land for allocation. If sites are not available for development, they can be included in the Neighbourhood Plan as community projects or aspirations but not allocations. The site selection process should be based on the following:
- The findings of this site assessment;
  - Discussions with the Cornwall Council on availability and transfer of land to be considered for allocation for community-led affordable housing or as part of a masterplan for mixed-uses on adjoining sites;
  - Discussion with Cornwall Council on the viability of the sites for affordable housing.
  - The extent to which the sites support the vision and objectives for the NP;
  - The potential for the sites to meet the identified infrastructure needs of the community;
  - Engagement with key stakeholders; and
  - Neighbourhood Plan conformity with strategic Local Plan policy.

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<sup>15</sup> see NPPF para 62-64

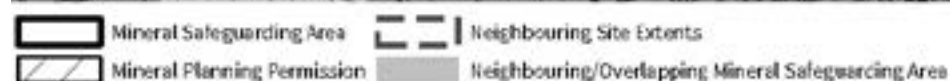
<sup>16</sup> The Government consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. They intend to bring this forward via a Written Ministerial Statement in due course. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-first-homes-proposals-in-changes-to-the-current-planning-system>

# Appendix A Mineral Safeguarding Areas



# A3

## Carnsew Quarry and plant (H)



# A5

## Chywoon Quarry and plant (H)





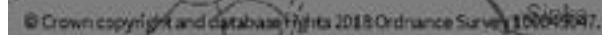
**BS13**  
**Spargo Downs Quarry**



Mineral Safeguarding Area  
Mineral Planning Permission



## Trenoweth Quarry



# BS20

## Trolvis Quarry



# H13

## Kessel Downs Quarry





# I17

## Kessel Downs Concrete Batching Plant



# Appendix B Falmouth & Penryn Housing Evidence Report: Landscape Assessment



CELL REFERENCE NUMBER : Falmouth and Penryn Cell 8			ASSESSOR : Kath Statham		DATE : 17 January 2011			
SHEET NUMBER :1								
Landscape Survey Information								
Landscape Description		Landscape Character Areas		Landscape Value		Landscape Sensitivity		Landscape's Ability To Accept Change
		CA10 - Carnmenellis LDU 163				Visual Sensitivity		Final Cell Judgement see guidance
				Place a value of H/M/L- see guidance		Place a value of H/M/L- see guidance		
				Low		Moderate		5 Orange

<b>Visual Prominence</b> Open/ long distance (high)	(tick appropriate) Long distance open views to Penryn, and beyond to land to the north east Cells 5, 7 13, and 14 are visible from this cell		
Intermittent (medium)			
Limited (low)			
<b>Landscape Condition</b> Integrity and unity of landscape	Eastern area of cell is managed pasture, with western area left as scrub and trees with no access		
<b>Aesthetic &amp; Sensory</b>			
Tranquillity (H/ M/ L)	Low		
How is the landscape experienced?	The rural farmland character of this cell, has been affected by the surrounding residential properties and A39 passing the cell to the north east. This cell does have some very good trees along the stream corridor which should be retained.		
Key sources / visual or noise (both within and outside the cell)	A39 to the north east Housing to the north and west of the cell. Industrial estate to the north east		
<b>Cell to Cell relationship</b> What is the key information relating to adjacent cell?	This cell has been divided and only half assessed. The remaining area was shaded Red prior to the landscape assessment. This rural farmland has The A39 and minor B road make a physical separation between this cell and cell 15		
<b>Photograph numbers</b>			
1	View from A39 roundabout to north east		
2	Mature trees within stream corridor		
3	View to far north east		
4	View to far south west and Cell 7		
5	Granite gateposts and route of informal path and overgrown area to west		
6	View along stone boundary wall to overgrown area		
7	View of overgrown inaccessible area to the north		
8	View up footpath with granite stile and gate posts		
Views from outside cell	View of cell from A39		
<b>Other Information</b> Look into local history as to why the area to the west of the cell has been left to scrub. Is there a reason? Mining activity?			

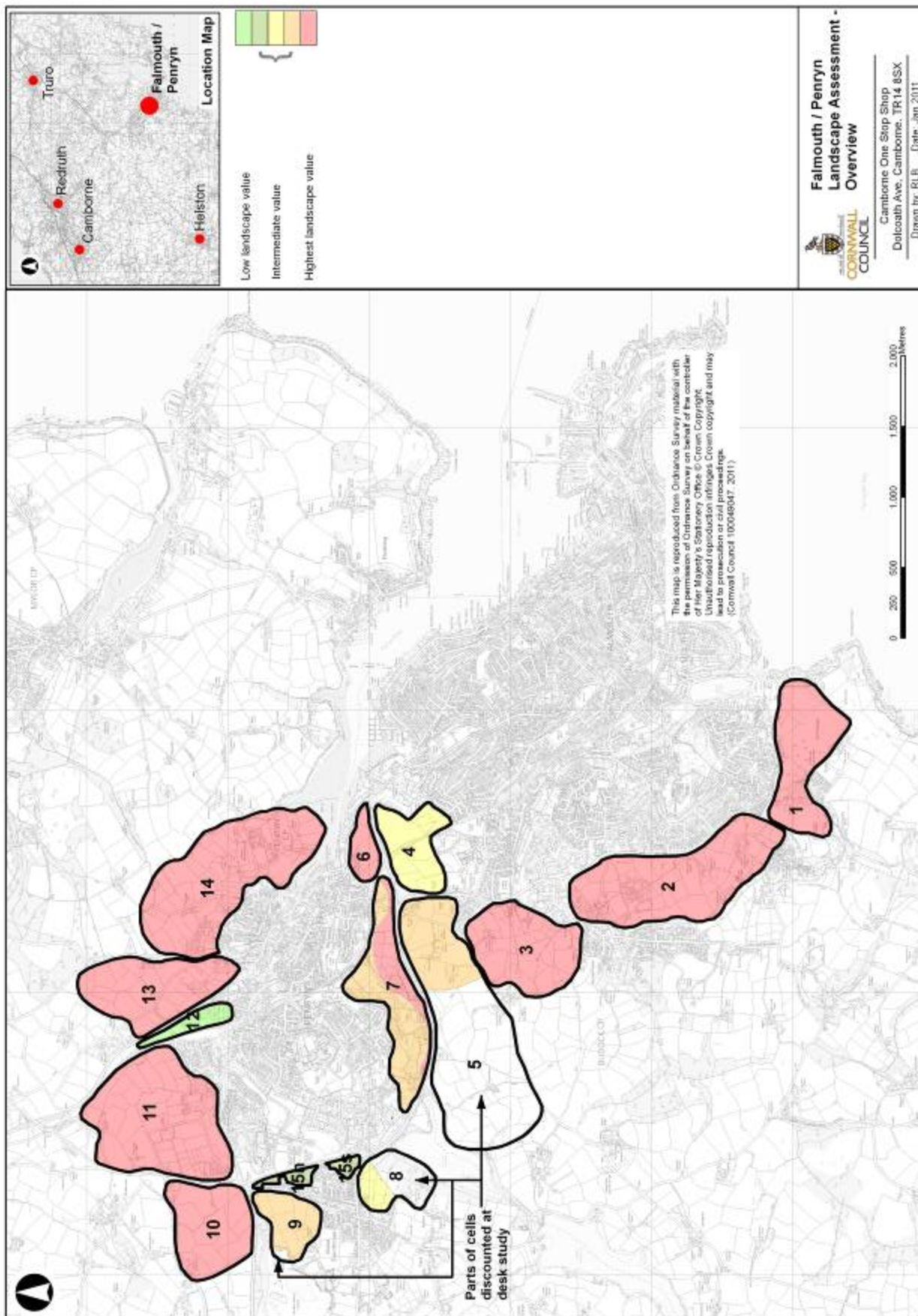
CELL REFERENCE NUMBER : Falmouth and Penryn Cell 9			ASSESSOR : Kath Statham		DATE : 17 January 2011		
SHEET NUMBER :1							
Landscape Survey Information							
Landscape Description		Landscape Character Areas	CA10 - Carnmenellis	Landscape Value		Landscape Sensitivity	Landscape's Ability To Accept Change
		Landscape Description Units	LDU 163	Landscape Character Sensitivity	Visual Sensitivity		
				Place a value of H/M/L- see guidance	Place a value of H/M/L- see guidance	Place a value of H/M/L- see guidance	Final Cell Judgement see guidance
Natural Landscape Features				Moderate	High	Moderate	7 Pink
Topography/ landform	One gentle rising gradient from the north east of the site to the south west						
Vegetation cover/ trees	Managed Cornish hedges some with larger trees present within them. A good tree belt to the northern boundary of the cell.						
Field pattern/ boundary type	Small scale fields						
Land use	Grade 3 farmland - arable Shaded as part of the Minerals Consultation area on the constraints mapping						
Distinctive landscape/ historic features	Tree tunnel to the lane on the southern boundary of the Cell						
Water bodies/ courses	None						
Settlement/ Built Features				Moderate	High	Moderate	7 Pink
Settlement type	One farm borders the south western edge of the cell						
Distinctive manmade features	Some over head power lines cross the site						
Distinctive historic or cultural features	None visible						
Vernacular (use of local materials)	Granite in stone hedges and gate posts.						
Transport Pattern				Moderate	High	Moderate High (4)	
A Road/ B Road/ other	Site bounded to the east by Treliever Road, and to the north by A394						
Railways	No						
Farm/ Private tracks	No						
Cydeways	No						
PROW	Footpath around the southern and western boundary of the cell						
Informal paths	No						
Visual Prominence	(tick appropriate)						
Open/ long distance (high)	From the western areas of the cell on the higher ground. Cells 13 and 24 are visible from this cell						
Intermittent (medium)							
Limited (low)	Views from the lower lying eastern edge of the cell are hindered by residential properties. Cell 10 links visually with this cell						
Landscape Condition				Moderate High (4)			
Integrity and unity of landscape	Good quality managed farmland						
Aesthetic & Sensory							

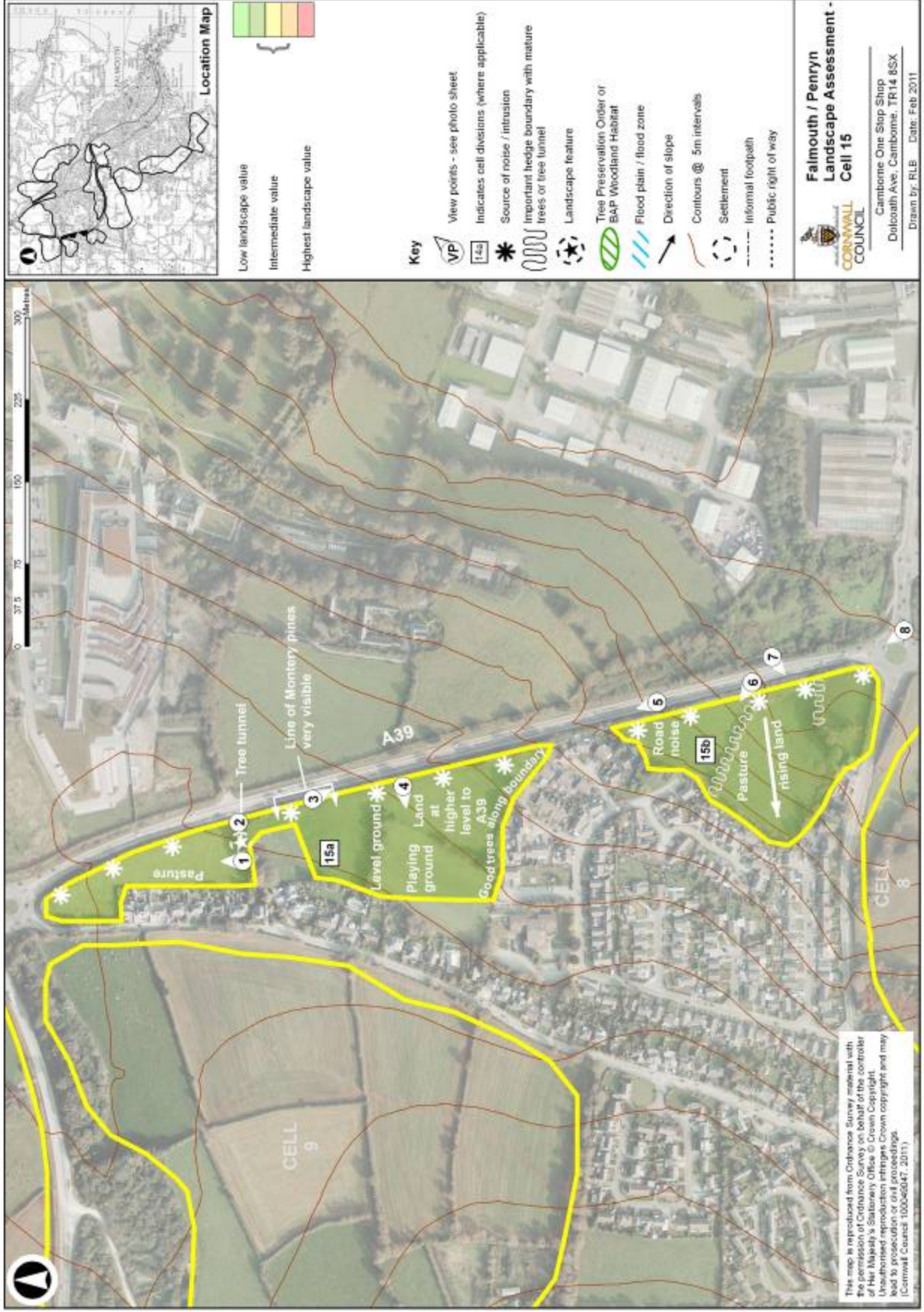
Tranquillity (H/ M/ L)		Low to Moderate. The south of the cell is not affected so greatly by the A39 traffic.			
How is the landscape experienced?		Established open rural farmland Some noise from the quarry to the north west.			
Key sources / visual or noise (both within and outside the cell)		Noise intrusion from Carnsew Granite Quarry and A394. Minor B road to the east of the site used more than as a quiet residential road, maybe used as a rat run. Some further vehicle noise can also be attributed to the A39 to the east, depending upon the wind direction and time of day.			
Cell to Cell relationship					
What is the key information relating to adjacent cell?		This cell forms part of the farmland landscape character which is continued within Cell 10. Physical links with Cell 10 are not possible due to the A394.			
Photograph numbers					
1		Looking from A39 roundabout at north corner of cell with Cell 10 to the left of photo			
2		Looking towards A39 northern corner of cell			
3		Intrusions within cell			
4		View of northern area of cell and onto rising ground of Cell 10			
5		View along Treliever Road to east of cell			
6		Quiet lane to farm with tree tunnel			
7		Looking towards housing			
8		Looking across site with mature trees and views to Cells 13 and 14			
Other Information					
Possible development if carefully screened and building heights remain low.					

CELL REFERENCE NUMBER : Falmouth and Penryn Cell 15			ASSESSOR: Kath Statham		DATE : January 2011	
SHEET NUMBER :1						
Landscape Survey Information						
Landscape Description		Landscape Character Areas	CA10 - Carmmenellis	Landscape Value		Landscape's Ability To Accept Change
		CELL 15a		CELL 15b		Final Cell Judgement see guidance
Natural Landscape Features						
Topography/ landform	Mostly level, ground falls to the south of the Cell		Sloping ground steeper gradient to the south of the cell			
Vegetation cover/ trees	Grade 3 pastoral farmland		Grade 3 pastoral farmland. Good tree cover surrounding the stream to the south of the Cell			
Field pattern/ boundary type	Small scale fields with managed hedges, some larger tress within the boundaries		Small scale fields with managed hedges, some mature tress within the boundaries			
Land use	Managed pastoral farmland		Managed pastoral farmland and playing field			
Distinctive landscape/ historic features	Tree tunnel of mature trees along the lane in the middle of the cell. Row of Monterey Pine to the eastern boundary of the site.		Trees within the hedge boundaries			
Water bodies/ courses	Stream		None			
Settlement/ Built Features						
Settlement type	No settlement within Cell, although bordered on 3 sides by residential development		No settlement within Cell, although bordered on 3 sides by residential development			
Distinctive manmade features	none		Small industrial units, Reservoirs, Water Treatment works			
Distinctive historic or cultural features	None dominant		Extensive Tree Preservation Order			
Vernacular (use of local materials)	Granite in hedges? Unable to access to determine. This is what appeared from distance view		Granite in hedges and gate posts			
Transport Pattern						
A Road/ B Road/ other	A39 runs to the east		A39 runs to the east			
Railways	None		None			
Farm/ Private tracks	None		None			
Cycleways	None		None			
Transport Pattern (continued)						
PROW	No		No			
Informal paths	No		No			
Visual Prominence						
Open/ long distance (high)	Distant views over Penryn to the north and higher ground to the east					
	Open views of the rural undulating farmland of Cells 11, 13 and 14					
Intermittent ( medium )						
Limited (low)	Topography and trees within site and along boundary limit available views		Topography and trees within site and along boundary limit available views			
Landscape Condition						
				Landscape Sensitivity combine Landscape Character Sensitivity with Visual Sensitivity		



Integrity and unity of landscape	Although Cell is used for pasture its rural character has been lost due to the influence of the housing on three sides and the A39 on the other.	Although Cell is used for pasture its rural character has been lost due to the influence of the housing on three sides and the A39 on the other.
<b>Aesthetic &amp; Sensory</b>		
Tranquillity (H/ M/ L)	Low	Low
How is the landscape experienced?	The cell has become and island of green in a developed area.	The cell has become and island of green in a developed area.
Key sources / visual or noise (both within and outside the cell)	A39 Surrounding residential properties Industrial Estate and Retail Park	Some residential intrusion from the housing estate to the north west. A39 Surrounding residential properties Industrial Estate and Retail Park
<b>Cell to Cell relationship</b>		
What is the key information relating to adjacent cell?	Cell 15a separated from Cell 9 by housing	Cell 15a creates green gateway to Mabe Burnthouse with Cell 8.
<b>Photograph numbers</b>		
Photograph numbers		
1	Pasture to north of Cell 15a Tree tunnel important skyline feature Monterey pines along boundary of 15a from A39 View of playing field View of western boundary of Cell 15a Hedge between fields should be retained View of valuable trees which follow boundary and stream View of Cell 15b from roundabout	
2		
3		
4		
5		
6		
7		
8		
<b>Other Information</b>		
1. These cells could accept further development. 2. Important to relocate playing fields lost through development		







# Appendix C Appendix C Site Assessment Pro Formas



# Site 1

1. Site Details	
Site Reference / Name	1
Site Address / Location	Land at Tregonning Road
Gross Site Area (Hectares)	9.7 (AECOM approximate estimate)
SHLAA/SHLAA Reference (if applicable)	n/a
Existing land use	Fields
Land use being considered	Housing / community use
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	Not known
Site identification method / source	Cornwall Council owned land
Planning history	None
Neighbouring uses	Agricultural land with eastern boundary adjacent to residence and woodland
<div>   </div>	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes

Site is adjacent to a Woodland Priority Habitat Network (High Spatial Priority)

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

*See guidance notes:*

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats?

Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

Adjacent to scattered Bracken on possibly Unimproved Grassland. Adjacent to Broad-leaved Woodland - Scrub mosaic

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes / No / Unknown

No

### Physical Constraints

Is the site:

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Gently sloping

Is there existing vehicle access to the site, or potential to create suitable access?

Yes / No / Unknown

Yes

Site had agricultural access onto Tregonning Road. However, this is via a single lane road (with passing points) which is less suited for frequent vehicular use.

Is there existing pedestrian access to the site, or potential to create suitable access?

Yes / No / Unknown

Yes

Potential to create access, however, there is currently no pedestrian footpath to the site.

Is there existing cycle access to the site, or potential to create suitable access?

Yes / No / Unknown

Yes

Potential to create access.

Are there any Public Rights of Way (PRoW) crossing the site?

Yes / No / Unknown

No

Are there any known Tree Preservation Orders on the site?

Yes / No / Unknown

No

Are there veteran/ancient trees within or adjacent to the site?

Within / Adjacent / No / Unknown

Yes, adjacent

Are there other significant trees within or adjacent to the site?

Within / Adjacent / No / Unknown

Yes, adjacent

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

The land is in agricultural use and so is potentially not contaminated.

## 2. Assessment of Suitability

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

Yes

Southwest Water Stithians to Roscrow Water Main pipeline crosses the southern tip of the site. There are also telephone lines which cross the site.

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Low sensitivity

Farmland: Medieval and post-medieval Enclosed Land.  
Landscape Character Area: Carmenellis  
Cultural pattern : Dispersed with small farms  
Landcover : Secondary wooded pastures

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

#### Medium sensitivity

The site is open in character, with long views to the south, south west, and west over the landscape. Views to the north and to the east are relatively screened by the existing corridor of trees along the northern site boundary (which are likely to have an ecological value), and the hedgebank located along the eastern site boundary (adjacent to the single lane track).

### Heritage Constraints

## 2. Assessment of Suitability

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

### Planning Policy Constraints

Is the site in the Green Belt?

*Yes / No / Unknown*

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

**Yes / No / Unknown**

No

Are there any other relevant planning policies relating to the site?

Small section of the southernly tip of the site is within Chywoon Quarry and plant (H) mineral safeguarding area (Policy 17 and 18 in the Local Plan and MS1 in the Minerals Safeguarding DPD).  
Local Plan Policy 7 only permits housing in the open countryside under special circumstances.

Is the site:

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /  
Outside and not connected to*

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /  
Outside and not connected to*

N/A

Would development of the site result in neighbouring settlements merging into one another?

*Yes / No / Unknown*

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

*Yes / No / Unknown*

Yes



### 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown

### 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	The southern tip of the site is within Chywoon Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan).
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues?</p> <p><b>Yes / No</b></p>	<p><b>The site is not currently suitable and achievable for housing.</b></p> <p><b>The site is potentially suitable for community uses.</b></p> <p>Unknown</p>
Summary of justification for rating	<p>The site contains fields in agricultural use. The site is owned by Cornwall Council. The site is outside, removed and not connected to the built-up area of Mabe Burnthouse. The site is not in close proximity to village services or facilities. The site has agricultural access, however roads serving the site are narrow and not suitable for potential scale of housing development (or part thereof). There is no footway to connect the site to Mabe Burnthouse or potential to create provision on narrow highways. The site could be considered to have medium landscape visual sensitivity due to long views to the south, south-west and west over open countryside. The greenfield site is not suitable for residential development due its location in open countryside and conflict with Policy 7 of the Local Plan. However, the Neighbourhood Planning group has expressed an interest in exploring sites for renewable energy use and given the site is located adjacent to an area of solar PV renewable energy use, this is something that could be explored with Cornwall CC if there was evidence this additional infrastructure was needed.</p>

## Site 2

1. Site Details	
Site Reference / Name	2
Site Address / Location	Chywoon Quarry (disused), Chywoon Longdowns, Penryn Cornwall TR10 9AF
Gross Site Area (Hectares)	0.84 (AECOM approximate estimate)
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Overgrown land with disused quarry and derelict buildings
Land use being considered	Housing / community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Cornwall Council owned land
Planning history	NR/02/00238/PART19 Installation and operation of tar coating plant and ancillary developments. Approved with conditions Oct 2002
Neighbouring uses	Agricultural with existing Chywoon Quarry and woodland located south of the site.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	No

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Gently sloping</b></p> <p>Slopes uphill towards the north.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>The site has gated quarry access. However, this is via a single lane road (with passing points) which is less suited for frequent use.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>Potential to create access, however, there is currently no pedestrian footpath to the site.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>Potential to create access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p> <p>The site is a disused quarry and potentially contains contamination.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes.</b></p> <p>There are telephone lines located along the eastern and northern site boundary.</p>



## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

Industrial: Partly used and partly disused.  
Landscape Character Area: Carmenellis

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity

The quarry located to the south is visible from the site, with noise from quarrying activities prevalent. Furthermore, there are some long views to the east and to the north east of the site, across the landscape. This includes some views of turbines (to the north east) at the neighbouring wind and solar farm. The site slopes upwards to the north in places and therefore the elevated setting of the northern part of the site is visible from the single lane track on approach to the site from the south.

### Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	The site is within Chywoon Quarry and plant (H) mineral safeguarding area (Policy 17 and Policy 18 in the Local Plan and MS1 in the Minerals Safeguarding DPD). Policy 7 only permits housing in the open countryside under special circumstances.
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	N/A
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### 3. Assessment of Availability



<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown

### 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p><b>The site is not currently suitable, available and achievable</b></p> <p>Unknown</p>
Summary of justification for rating	<p>The site is a vacant and overgrown disused quarry containing derelict buildings and pond. The site is in the ownership of Cornwall Council. The site is outside and removed from the built-up area of Mabe, and not in close proximity to village services or facilities. The site contains gated quarry access; however, the highway is narrow and does not have footway provision to the village. The site is visible to surrounding countryside, with long views to the east and north east of the site. The site is within the Chywoon Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan and Policy MS1 in the Minerals Safeguarding DPD). The site is not suitable for residential development due to the former use of the site and its location in open countryside being contrary to Policy 7 of the Local Plan. Although the site contains derelict quarry buildings, due to mineral extraction uses this part of the site is not considered as 'previously developed land' under national planning policy. On this basis, the site is not suitable for allocation in the plan for community led housing.</p>

## Site 3

1. Site Details	
Site Reference / Name	3
Site Address / Location	Falmouth & Penryn HWRC, Carveth Longdowns, Penryn, Cornwall TR10 9DH
Gross Site Area (Hectares)	0.5 (AECOM approximate estimate)
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Recycling centre
Land use being considered	Housing / community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Cornwall Council owned land
Planning history	R/08/00518/WAS Carveth Longdowns Penryn Cornwall TR10 9DH The development of a new household waste recycling facility with associated office and parking Decided Approved with conditions Jan 2010
Neighbouring uses	The site is adjacent to Carnsew quarry and surrounded otherwise by agricultural land. Chywoon Quarry is located further to the west across the A394.
<div>   </div>	



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	No

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>Highway access from the A394.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>There is currently no pedestrian footpath, but potential to create access.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>There is potential to create access from the A394</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>The site is a household waste recycling centre. There are telephone lines located to the east of the site.</p>

## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Yes

The site is a household waste recycling centre

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	1600-3900m	>800m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

Farmland: Prehistoric. Landscape Character Area: Carmenellis  
Cultural pattern : Dispersed with small farms

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity

The site is relatively screened from view by vegetation (predominantly trees) located along the site boundaries.

### Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site is within A3 Carnsew Quarry and plant (H) mineral safeguarding area and the A5 Chywoon Quarry and plant (H) mineral safeguarding area (Policy 17 and 18 in the Local Plan and MS1 in the Minerals Safeguarding DPD). Policy 7 only permits housing in the open countryside that meet special circumstances such as replace an existing dwelling. Local Plan Policy 3: Role and function of places sets how new development will be accommodated in accordance with a settlement hierarchy.</p> <p>Policy 4: Shopping, services and community facilities states that community facilities and village shops should, wherever possible, retained and new ones supported. Loss of provision will only be acceptable where the proposal shows:</p> <ul style="list-style-type: none"> <li>a) no need for the facility or service;</li> <li>b) it is not viable; or</li> <li>c) adequate facilities exist or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.</li> </ul>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	N/A
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown



### 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p><b>The site is not currently suitable, available and achievable for housing.</b></p> <p><b>The site is potentially suitable for community uses.</b></p> <p>Unknown</p>
Summary of justification for rating	<p>The site is currently in use as a recycling centre and it is unknown if the site is available for development. The site is in the ownership of Cornwall Council. The site is outside and removed from the built-up area of Mabe and is not in close proximity to other village services or facilities. The site has highways access from the A394, however there is currently no pedestrian footpath on the A394 serving the site. The site is within the A3 Carnsew Quarry and plant (H) mineral safeguarding area and the A5 Chywoon Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan and MS1 in the Minerals Safeguarding DPD), where proposed development must comply with specific criteria set out in policy. Although the site contains previously developed land, development of the site would be contrary to special circumstances set out for housing in the countryside under Local Plan Policy 7. As the site provides a community facility, in accordance with Local Plan policy 4 the facility should be retained unless there is no longer a need for the facility and service, it is not viable, or adequate facilities exists for the recycling site to be provided elsewhere. On this basis, the site is not suitable for allocation in the plan for community led housing. Alternative community uses for the site could potentially be considered, subject to site availability, and compliance with requirements of Local Plan and mineral safeguarding policies , however the remoteness of the location not within or adjacent to a settlement would need to be taken into account.</p>

## Site 4

1. Site Details	
Site Reference / Name	4
Site Address / Location	Land at Trenoweth Quarry and Antron Hill Farm House, south of Antron Hill
Gross Site Area (Hectares)	4.31 (AECOM approximate estimate)
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Quarry, sawmills, paddocks
Land use being considered	Housing / commercial / community uses
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Cornwall Council owned land
Planning history	<p>W2/PA99/00344/F Trenoweth Quarry Antron Hill Mabe Construction and use of quarry haul road to enable vehicular access between upper and lower levels of the quarry (amended route) Approved with conditions Jul 1999</p> <p>W2/PA00/01030/F Change of use of dwelling into office accommodation Approved temporary period Dec 2000</p> <p>W2/PA00/01030/FR01 Antron Hill Farmhouse Antron Hill Mabe Burnthouse Continued use of dwelling as offices Approved temporary period May 2002</p>
Neighbouring uses	Adjacent to the built-up area of Mabe at Antron Way and Antron Hill. The site contains and is adjacent to Trenoweth Quarry (T Marsh Ltd) and surrounded on three sides by agricultural fields, with fields to the southeast having extant planning permission for housing off Antron Way.
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## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i> - northern part of site</p> <p><i>Steeply sloping</i> - southern part of site with quarry</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>There are access points to the quarry in the north east and northwest edges of the site. The site has potential for creation of access onto Antron Hill.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>There is currently no pedestrian footpath, however there is potential to continue the existing footpath along Antron Hill</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>There is potential to create access from Antron Hill</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>A public right of way runs along the western boundary of the site</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p> <p>The site contains a quarry and sawmill and could have potential for contamination</p>

## 2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	1600-3900m	>800m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Medium sensitivity

Post Medieval Farmland and part industrial working quarry for historic extraction of granite.  
Landscape Character Area: Carmenellis  
Cultural pattern: Dispersed with small farms

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

#### Medium sensitivity

Within the southern part of the site there are long views to the south and south west across parish land (and over the fields which have extant planning permission) and to the neighbouring settlement of Penryn. The north western field has a relatively prominent and elevated setting, with medium to long views to the north (to adjacent fields) and eastward (into the village). The site slopes from the northwest to northeast towards the village, with north-eastern fields closest to the built-up area less prominent and relatively screened from view.

### Heritage Constraints





2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	<p>The site is within A3 Carnsew Quarry and plant (H) mineral safeguarding area and the BS18 Trenoweth Quarry mineral safeguarding area (Policy 18 in the Local Plan and MS1 in the Minerals Safeguarding DPD).</p> <p>Policy 7: Housing in the countryside only permits housing in the open countryside that meet special circumstances such as replace an existing dwelling. Local Plan Policy 3: Role and function of places sets how new development will be accommodated in accordance with a settlement hierarchy.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	N/A
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>Development of the site would elongate the village to the west along Antron Hill</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown The site contains a quarry which could potentially incur remediation and soil/rock stabilisation costs
5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	Not known; AECOM estimate at 40 dph is 8 homes on reduced site area (50% of Cornwall Council's masterplan of 0.39 ha for affordable homes) due to wider site constraints.
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	The lease on the quarry has been extended 20 years. The site is part of a high level land-use masterplan received from Cornwall Council for housing and commercial uses. The masterplan illustrates the northern fields to be commercial uses, along with the southern section of the site which is where the quarry is located. The most south eastern section of the site is proposed for affordable housing and the north eastern section is to remain as Antron Hill Farmhouse.
<b>Overall rating (Red/Amber/Green)</b> <b>The site is <span style="color: green;">suitable and available</span></b> <b>The site is <span style="color: orange;">potentially suitable, and available.</span></b> <b>The site is <span style="color: red;">not currently suitable, and available.</span></b> <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>The site is potentially suitable for commercial, residential development and community uses</b>  Unknown The site contains a quarry which could potentially incur remediation and soil/rock stabilisation costs

#### Summary of justification for rating

Part of the site is currently in use as a stone quarry and sawmills and is unavailable. The remainder of the site to the north is in residential and agricultural use. The site is in the ownership of Cornwall Council. The site is adjacent to the built-up area of Mabe. The site is reasonably located to local services and facilities, with a footpath serving the northeast corner of the site to the village, with potential to extend footpath provision along the sites' road frontage on Antron Hill. The site has quarry vehicular access to Antron Hill, with another vehicular single lane access along the western boundary. The site could be considered to have medium landscape visual sensitivity on its north-western side due to its location on elevated land on Antron Hill, where long views exist to the south and south-west across open countryside and to the neighbouring settlement of Penryn. The north-western field has a relatively prominent and elevated setting in the landscape, with medium to long views to the north of open countryside and eastwards to the village. The site slopes downhill to the north-east towards the village, with the north-eastern part of the site relatively screened by trees and vegetation and in a less visually prominent setting adjacent to the built-up edge. The site is within the Carnsew Quarry and plant (H) mineral safeguarding area and the BS18 Trenoweth Quarry mineral safeguarding area, where Policy 18 of the Local Plan and Policy MS1 of the Minerals Safeguarding DPD requires development to comply with specific criteria that would not impact on a working quarry. Due to the ongoing commercial and mineral extraction uses of the site, environmental health impacts (contamination, dust pollution and noise) need to be considered for development proposals on parts of the site abutting the quarry. Likewise, non-mineral development proposals would need to not conflict with mineral related uses of the site. On this basis and in accordance with Policy: MS1 of the Minerals Safeguarding DPD, the site is potentially suitable for uses that are compatible and non-conflicting with the current mineral uses of the site. The northern part of the site is potentially suitable for commercial uses compatible with quarry uses, with a small area of the site between Antron Manor and the quarry and an appropriate distance from quarry use emissions (dust, noise and vibration) suitable for affordable housing, subject to availability and identified constraints being mitigated with regard to mineral safeguarding and associated environmental health concerns.

## Site 5

1. Site Details	
Site Reference / Name	5
Site Address / Location	Land west of Church Road
Gross Site Area (Hectares)	0.2 (AECOM approximate estimate)
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Recreational use associated with Spargo Court sheltered housing
Land use being considered	Housing / community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Cornwall Council owned land
Planning history	None
Neighbouring uses	The northern boundary is adjacent to residential properties, all other boundaries are surrounded by agricultural land, of which the western boundary abuts fields with extant planning permission for housing.
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2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	Grade 3 (unknown whether 3a or 3b)



2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Gently sloping or uneven</b></p> <p>The site slopes uphill to the north west (from Church Road).</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>The site has road frontage on a slight bend, however access could be created through the extant planning permissions to the west.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>There is an existing footpath into the north eastern corner of the site (via Church Road).</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>There is potential to create access from Church Road, and/or provide access via the planning consent to the west via Antron Way.</p>
<p><b>Are there any Public Rights of Way (PROW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p> <p>The site is greenfield and is potentially not contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown

## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Yes

The site is a recreational ground for adjacent housing.

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	1600-3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity

Farmland: Medieval.

Landscape Character Area: Carmenellis

Cultural pattern : Dispersed with small farms

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity

Adjoining properties have partial views into the site. The site slopes uphill to the north west (from Church Road), with the northern half of the site being in a relatively prominent and elevated setting with long views to the south east from this part of the site.

### Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site is within A3 Carnsew Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan and MS1 in the Minerals Safeguarding DPD). Policy 7: Housing in the countryside only permits housing in the open countryside that meet special circumstances such as replace an existing dwelling. Local Plan Policy 3: Role and function of places sets how new development will be accommodated in accordance with a settlement hierarchy.</p> <p>Policy 4: Shopping, services and community facilities states that community facilities and village shops should, wherever possible, retained and new ones supported. Loss of provision will only be acceptable where the proposal shows:</p> <ul style="list-style-type: none"> <li>a) no need for the facility or service;</li> <li>b) it is not viable; or</li> <li>c) adequate facilities exist or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.</li> </ul>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	N/A
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown

### 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Not known; AECOM estimate at 40 dph is 8 homes
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p><b>The site is potentially suitable for housing and community uses</b></p> <p>Unknown</p>
Summary of justification for rating	<p>The site is currently in use as an informal recreational area for Spargo Court, sheltered housing for the elderly owned and administered by Cornwall Council. The site is adjacent to and connected to the built-up area of Mabe and is within reasonable proximity to local services and facilities. The site currently has no vehicular access; however, access could potentially be gained from Church Road and/or through a recent planning consent for housing abutting the site to the west. Access into the eastern section of the site (via Church Road) is potentially challenging given the relatively steep bank at this location, the speed of traffic on approach to the village, and the slight bend in the road limiting visibility. There is an existing footpath into the north eastern corner of the site (via Church Road). The site slopes uphill to the north-west (from Church Road) and therefore the northern half of the site has a relatively prominent and elevated setting than the existing built-up area, with long views to the south-east of open countryside. The site is within the A3 Carnsew Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan and Policy MS1 in the Minerals Safeguarding DPD), however the site is a sufficient distance from the quarry as to not impact on mineral operations. As the site is used for recreation purposes, proposed development would be subject to meeting community facility provision criteria as set out in Local Plan Policy 4. The site is potentially suitable to meet affordable housing need subject to meeting the criteria set out in Policy 9 'Rural Exceptions Sites' as the site could be considered as well related to the physical form of the village due to extant planning permission to the west and is appropriate in scale. The site is also potentially suitable for community uses, subject to availability.</p>



## Site 7

1. Site Details	
Site Reference / Name	7
Site Address / Location	Land south east of the A39 Treliever Roundabout at Tremough Innovation Centre, Penryn
Gross Site Area (Hectares)	1.63 (AECOM approximate estimate)
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	University of Exeter Penryn campus and open campus green space
Land use being considered	Housing / community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Cornwall Council owned land
Planning history	<p>PA20/06725 Prior approval for the installation of solar panels across university campus rooftops on non domestic buildings (mix of flat and pitched roofs) Awaiting decision</p> <p>A11/06454 Erection of an office building for the purpose of incubating knowledge and research based businesses with associated parking (Use Classes B1 and D1) (Non material amendment to PA08/01370/FM to include alteration to cycle parking footpath links, signage installation of a sub substation and colour and construction of external 'brow') Approved unconditional Sep 2011</p> <p>W2/PA08/01370/FM Erection of an office building for the purpose of incubating knowledge and research based businesses with associated parking (Use Classes B1 and D1) Approved with conditions Oct 2008</p> <p>W2/PA00/00364/F Construction of new site access road, associated landscaping, storm drainage attenuation pond and outfall, road markings and street lighting Approved with conditions Jul 2000</p>
Neighbouring uses	University campus, A39/A394, and Local Plan mixed-use allocations at Treliever Equestrian Centre to the north.

## 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

**High Risk**

The northern part of the site contains a watercourse and is within Flood Zone 2 and 3. The remainder of site within Flood Zone 1

## 1. Site Details

<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p><i>Medium Risk</i></p> <p>The northern part of the site contains a watercourse and is within Flood Zone 2 and 3. The remainder of the site within Flood Zone 1</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>Access exists through Penryn Campus</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>There is pedestrian access through Penryn Campus</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>The site is accessed through Penryn Campus</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 1. Site Details

<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Unknown
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Unknown
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	<b>Yes</b> The site is a university campus with innovation centre

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	1600-3900m	400-800m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<b>Low sensitivity</b> Historic Landscape: Post-medieval Enclosed Land; Landscape Character Area: Carmenellis; Cultural pattern : Clustered with small farms
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## 1. Site Details

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

### Low sensitivity

The undeveloped sections of the site slope down towards the road, with some medium to long views to the north and north west across the landscape observed from these locations.

## Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

## Planning Policy Constraints

Is the site in the Green Belt?

*Yes / No / Unknown*

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

The site is partially within A3 Carnsew Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan and MS1 in the Minerals Safeguarding DPD).

Is the site:

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

A mix of greenfield and previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /  
Outside and not connected to*

Within the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /  
Outside and not connected to*

N/A

Would development of the site result in neighbouring settlements merging into one another?

*Yes / No / Unknown*

No



## 1. Site Details

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

### 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown

### 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p><b>The site is not currently suitable for Neighbourhood Plan allocation consideration</b></p> <p>Unknown</p>
Summary of justification for rating	<p>The site has recently been developed as the Tremough Innovation Centre as part of the University of Exeter Falmouth Campus and is therefore assumed not to be available for development. Open space to the north of the building contains a watercourse and is within Flood Zone 2 and 3 and while ancillary educational use could be possible here, there is no potential for housing.</p>

## Site 8

1. Site Details	
Site Reference / Name	8
Site Address / Location	Mabe Community Primary School, Cunningham Park, Mabe Burnthouse, Penryn TR10 9HB
Gross Site Area (Hectares)	1.51 (AECOM approximate estimate)
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Primary school and recreation ground
Land use being considered	Housing / community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Identified initially as Cornwall Council owned land, however the NPG have confirmed the playing field is owned by MYCP.
Planning history	<p>PA18/01483 Construction of a modular building extension to provide 2no Classrooms, 4no Toilets and a Cloakroom linked to the existing school building with a canopy. Approved with conditions May 2018</p> <p>PA16/09832 Erection of 83sqm detached, timber-framed flat roofed building for D1 educational use on school site. Approved with conditions Feb 2017</p> <p>W2/PA04/00374/F Erection of extension to community centre to form a store Approved with conditions May 2004</p> <p>W2/PA02/01280/F Erection of extensions to premises and formation of a skateboard play area Approved with conditions May 2003</p>
Neighbouring uses	Residential, village hall, car park and playground.

## 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

No



2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Gently sloping</b></p> <p>The recreation ground slopes uphill to the north.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>Vehicular access exists from Cunningham Park road</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>Access from Cunningham Park road. There is also an existing pedestrian footpath which provides a pathway between Cunningham Park and Treliever Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>Access from Cunningham Park road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	No

## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	<400m	1600-3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Low sensitivity

Historic Landscape: C20 Settlement and Medieval Farmland.  
Landscape Character Area: Carmenellis  
Cultural pattern : Clustered with small farms

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

#### Low sensitivity

The site adjoins 15 properties located along Treliever Road (to the west) and Kingston Way (to the north and north east). There are views out of the site to the east and south east towards the village and the surrounding landscape. However, they are screened in places by the existing vegetation along the north eastern boundary, and by the built-up area. The recreation ground slopes uphill to the north and has a more elevated setting within the village.

### Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?



Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Site is within A3 Carnsew Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan and MS1 in the Minerals Safeguarding DPD).</p> <p>Policy 4: Shopping, services and community facilities states that community facilities and village shops should, wherever possible, retained and new ones supported. Loss of provision will only be acceptable where the proposal shows:</p> <ul style="list-style-type: none"> <li>a) no need for the facility or service;</li> <li>b) it is not viable; or</li> <li>c) adequate facilities exist or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.</li> </ul>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Within the existing built up area (infill)
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	N/A
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	N/A
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	Identified initially as Cornwall Council owned land, however the NPG have confirmed the playing field is owned by MYCP.
<b>Overall rating (Red/Amber/Green)</b> <b>The site is <i>suitable and available</i></b> <b>The site is <i>potentially suitable, and available.</i></b> <b>The site is <i>not currently suitable, and available.</i></b> <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>The site is not currently suitable or available for Neighbourhood Plan allocation consideration</b>  Unknown
<b>Summary of justification for rating</b>	The site is currently in education use and a recreation ground. The site is in the ownership of Cornwall Council. As the site contains community facilities, in accordance with Local Plan policy 4 development proposals would have to demonstrate these facilities are not viable or needed or can be provided satisfactorily elsewhere. As these facilities do not exist elsewhere in the village, the site is considered unsuitable for housing or other community development uses in line with Neighbourhood Plan objectives to provide additional community uses in the village.

## Site 9

1. Site Details	
Site Reference / Name	9
Site Address / Location	Land east of Summerheath Road
Gross Site Area (Hectares)	0.1 (AECOM approximate estimate)
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Green space
Land use being considered	Housing / community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Cornwall Council owned land
Planning history	None
Neighbouring uses	Residential
	

## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	No



2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping or uneven
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>There is potential for access from Summerheath Road</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>Existing footpath access along Summerheath Road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>Potential for access from Summerheath Road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	No

## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Unknown

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	<400m	1600-3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Low sensitivity

Historic Landscape: Medieval Farmland.  
Landscape Character Area: Carmenellis  
Cultural pattern: Clustered with small farms

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

#### Low sensitivity

The site is adjacent to properties and contains vegetation / trees.

### Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	N/A
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No
3. Assessment of Availability	
<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown
4. Assessment of Viability	

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Unknown

## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

Not known; AECOM estimate at 40 dph is 4 homes

What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)

Unknown

Other key information

Overall rating (Red/Amber/Green)

The site is suitable and available

The site is potentially suitable, and available.

The site is not currently suitable, and available.

The site is potentially suitable for housing

Are there any known viability issues?



Yes / No

Unknown

Summary of justification for rating

The site is an area of green space on 'Summerheath' adjacent to the residential area of Cunningham Park. The site is in the ownership of Cornwall Council. The site is a small landscaped area of well-established trees as part of the housing estate. There is potentially an opportunity for up to 5 homes fronting Cunningham Park on this site under Policy 9 'Rural Exceptions Sites'; however the established nature of the landscaping, the topography of the site and the tree cover are significant constraints to development.

## Site 10

1. Site Details	
Site Reference / Name	10
Site Address / Location	Land south of Antron Hill at Coronation Cottages
Gross Site Area (Hectares)	0.1 (AECOM approximate estimate)
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Gardens
Land use being considered	Housing / community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Cornwall Council owned land
Planning history	None
Neighbouring uses	Residential
	

## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	No



2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Steeply sloping
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>There is potential for access from Antron Hill. Access into the north western section of the site is possible via a single lane track. However, the track slopes up from Antron Hill, and has poor visibility splays due to the steepness of the bank.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>Existing footpath access along Antron Hill with potential to extension</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>Potential for access from Antron Hill</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>The site contains a telegraph pole</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
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**Accessibility**

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	<1600m	<400m	>800m

**Landscape and Visual Constraints**

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Low sensitivity</b></p> <p>Historic Landscape: C20 Settlement; Landscape Character Area: Carmenellis; Cultural pattern: Clustered with small farms.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Low sensitivity</b></p> <p>The site is enclosed within the built-up area.</p>

## Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
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## 2. Assessment of Suitability



<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	The site is within A3 Carnsew Quarry and plant (H) mineral safeguarding area (Policy 18 in the Local Plan and MS1 in the Minerals Safeguarding DPD). Policy 4 Shopping, services and community facilities
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	N/A
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

## 3. Assessment of Availability

<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there a known time frame for availability?</b></p> <p><b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	Unknown

4. Assessment of Viability	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
Other key information	
<p>Overall rating (<b>Red/Amber/Green</b>)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p><b>The site is not suitable for housing</b></p> <p><b>The site is potentially suitable for community uses</b></p> <p>Unknown</p>
Summary of justification for rating	<p>The site is currently in use as informal allotments/gardens in front of the concavely bow-fronted Coronation Cottages, which look onto the site. The site is in the ownership of Cornwall Council. The site is part served by footpath along Anton Hill with potential to extend the footpath along the site. The site is part of the setting of Coronation Cottages when viewed from Antron Hill and Cunningham Park. The site is potentially suitable for a more formalised community use such as a community garden, subject to availability.</p>

## Site 11

1. Site Details	
Site Reference / Name	11
Site Address / Location	Land south of Antron Hill
Gross Site Area (Hectares)	0.1 (AECOM approximate estimate)
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Small plot of vacant land
Land use being considered	Housing / community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Cornwall Council owned land
Planning history	None
Neighbouring uses	The northern boundary is adjacent to Antron Hill and residential homes of Cunningham Park. The site is surrounded by agricultural fields south of Antron Hill.
	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk - the southern edge is within Flood Zone 3.
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	No



2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping or uneven
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>There is potential to create access from Antron Hill.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>There is a footpath on the northern side of Antron Hill and potential to create a footpath on the southern side or to create traffic-calming crossing to connect the site to the current footpath.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>Potential for access from Antron Hill</p>
<p><b>Are there any Public Rights of Way (PROW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown

## 2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	<1600m	<400m	>800m

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Low sensitivity</b> Historic Landscape: Medieval Farmland; Landscape Character Area: Carmenellis; Cultural pattern: Clustered with small farms.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Low sensitivity</b> There are views into the site from Antron Hill, with partial views to the east across the fields.</p>

**Heritage Constraints**

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	None
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	N/A
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	N/A
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>The site is not currently suitable</b>  Unknown
<b>Summary of justification for rating</b>	The site is a small vacant and overgrown greenfield plot adjacent to the built-up area of Mabe Burnthouse, however is partly isolated and removed from the built-up area of south of Antron Hill. The site is in the ownership of Cornwall Council. The site does not have existing vehicular access and is not connected to the village by footpath, however there is potential to create access onto Antron Hill. The site is in reasonable proximity to local services and facilities. Due to the removed location of the site, and in line with Policy 3 and 7 of the Local Plan, the site is not suitable for development. The site is not currently suitable for community uses as is removed from built-up area of Antron Hill and not easily accessed due to lack of footpath.

## Site 14

1. Site Details	
Site Reference / Name	14
Site Address / Location	Land at Little Halvasso
Gross Site Area (Hectares)	0.1 (AECOM approximate estimate)
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural land
Land use being considered	Housing / community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Cornwall Council owned land
Planning history	None
Neighbouring uses	Agricultural land and buildings



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	Low Risk
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i></p> <p>Grade 3 best and most versatile land</p>



2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping or uneven
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>Agricultural lane</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p> <p>The site is removed from the village and from the highway</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p> <p>The site is removed from the village and from the highway</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown

## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

Historic Landscape: Post-medieval Enclosed Land;  
Landscape Character Area: Carmenellis;  
Cultural pattern : Clustered with small farms

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity

There are long views to the south and north, given the sloping aspect of the landform and openness of the surrounding area.

### Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy 7: Housing in the countryside only permits housing in the open countryside under special circumstances.
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	N/A
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No
3. Assessment of Availability	
<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown
4. Assessment of Viability	

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Unknown

## 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues?</p> <p><b>Yes / No</b></p>	<p><b>The site is not suitable</b></p> <p>Unknown</p>
Summary of justification for rating	<p>The site is part of a farm and is located outside and not connected to the existing built up area. The site is in the ownership of Cornwall Council. The site is located in open countryside and not in close proximity to mabe Burnhouse or services and facilities. Access is restricted through a private single carriage agricultural lane. The site is grade 3 best and most versatile agricultural land. As the site is within open countryside, development of the site would conflict with Local Plan Policy 7: Housing in the countryside. On this basis, the site is not suitable for development and allocation consideration in the Neighbourhood Plan.</p>

# Appendix D SHLAA Review



# SHLAA 2016 Review Table

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	SHLAA conclusions <sup>17</sup>	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?		Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment (What is the justification for this judgement?)	
				Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?		
S1202	2.6	Housing	70	The site is available on a score of 315 of total availability maximum score of 450;  The site is suitable on a score of 305 of total suitability maximum score of 480;  The site has a deliverability	No	Yes, there have been three planning application decisions since the SHLAA 2016 assessment. A recent decision in 2019 granted permission for 30 dwellings on part of the site. An appeal to a planning refusal in 2017/2018 was dismissed for 60	Yes. The appeal decision dismissed the development of the whole site on grounds that considered that proposed development would not be of a scale appropriate to the settlement's size and role. The scale of development was	No. The SHLAA conclusions need to consider the suitability of the site with respect to recent planning permission determinations. The part of the site which received planning consent for 30 dwellings is suitable for development, however development of the larger site is not suitable on policy	The western part of the site is suitable for development and has planning permission for 30 dwellings. The remainder of the site is not suitable for housing development on grounds set out in a recent planning appeal dismissal.

<sup>17</sup> The SHLAA scores the site against set criteria and total score justifying what phase (timeframe) the site is placed in (e.g. Phase 2, 3, 4).

Site Ref.	Site size (gross area, ha)	Proposed land use	Site capacity	SHLAA conclusions <sup>17</sup>	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment (What is the justification for this judgement?)
				Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?
				viability score of 180 of 450; Overall score of 800 out of maximum score of 1838; Site categorised as potentially suitable for Phase 2 delivery from 2020/21 to 2024/25.	dwellings on the whole site. PA19/03269 Outline planning application for the erection of up to 30 new dwellings with all matters reserved except access. Decision Approved with conditions Decision Issued Date Mon 16 Dec 2019; and PA17/05495 Outline planning application for the erection of up to 60 new dwellings to include provision of access and other ancillary works.	also considered to be of a size that it is larger than that which can be described as rounding off.	grounds (Policy 3: Role and function of places) as found in the recent appeal dismissal where scale of development is considered larger than that which can be described as rounding off. The eastern part of the site encroaches into open countryside and is visible from lower ground on the A39 roundabout at Penryn. This part of the site is also located approximately within 150m of the Falmouth Reservoirs Cornwall Wildlife Site and has potential to act as a

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	SHLAA conclusions <sup>17</sup>	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment (What is the justification for this judgement?)		
				Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?		
					Decision Refused Decision Issued Date Tue 12 Sep 2017 Appeal Dismissed (Ref. No: 18/00078/REF) These decisions need to be considered with the SHLAA findings.	buffer to mitigate impacts from proposed housing on the western part of the site.			
S318	2	Housing	57	The site is available on a score of 300 of total availability maximum score of 450; The site is suitable on a score of 290 of total suitability	No	No	Yes Although the site has been assessed as of 'low landscape value' in the Falmouth and Penryn Housing Evidence Report (May 2017) (see mapped extract in	No Development of the site or part of the site would encroach into open countryside resulting in increased coalescence with Penryn. The site is undulating and visible from Penryn, whereby development of the site	The site is not suitable for proposed development due to potential for increased coalescence between Penryn and Mabe Burnthouse. In line with Local

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	SHLAA conclusions <sup>17</sup>	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment (What is the justification for this judgement?)	
				Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?	
				maximum score of 480; The site has a deliverability viability score of 180 of 450; Overall score of 770 out of maximum score of 1838; Site categorised as potentially suitable for Phase 2 delivery from 2020/21 to 2024/25.	Appendix A), development of the site would lead to increased coalescence between Penryn and Mabe Burnthouse.	would result in the merging of Mabe Burnthouse and Penryn at Kenrick Road (and Kenrick Industrial Estate).	Plan Policy 3 proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished.	

