



St Newlyn East Neighbourhood Plan

Site Options and Assessment Report

St Newlyn East Neighbourhood Plan Steering Group

February 2020

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
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Executive Summary

The purpose of this site assessment is to consider identified sites in St Newlyn East Parish to determine whether they would be potentially appropriate to allocate for housing, employment or other uses in the St Newlyn East Neighbourhood Plan in terms of conformity with national and local planning policy. The intention is that the report will help to guide decision making in terms of selecting the sites that best meets the housing requirement and Neighbourhood Plan objectives.

A total of **ten** site options were assessed in St Newlyn East village and Mitchell village to consider whether they would be suitable for allocation. This was with a view to delivering further development appropriate for the two settlements. The sites assessed were identified through the Parish Council's Call for Sites exercise, and further engagement with landowners.

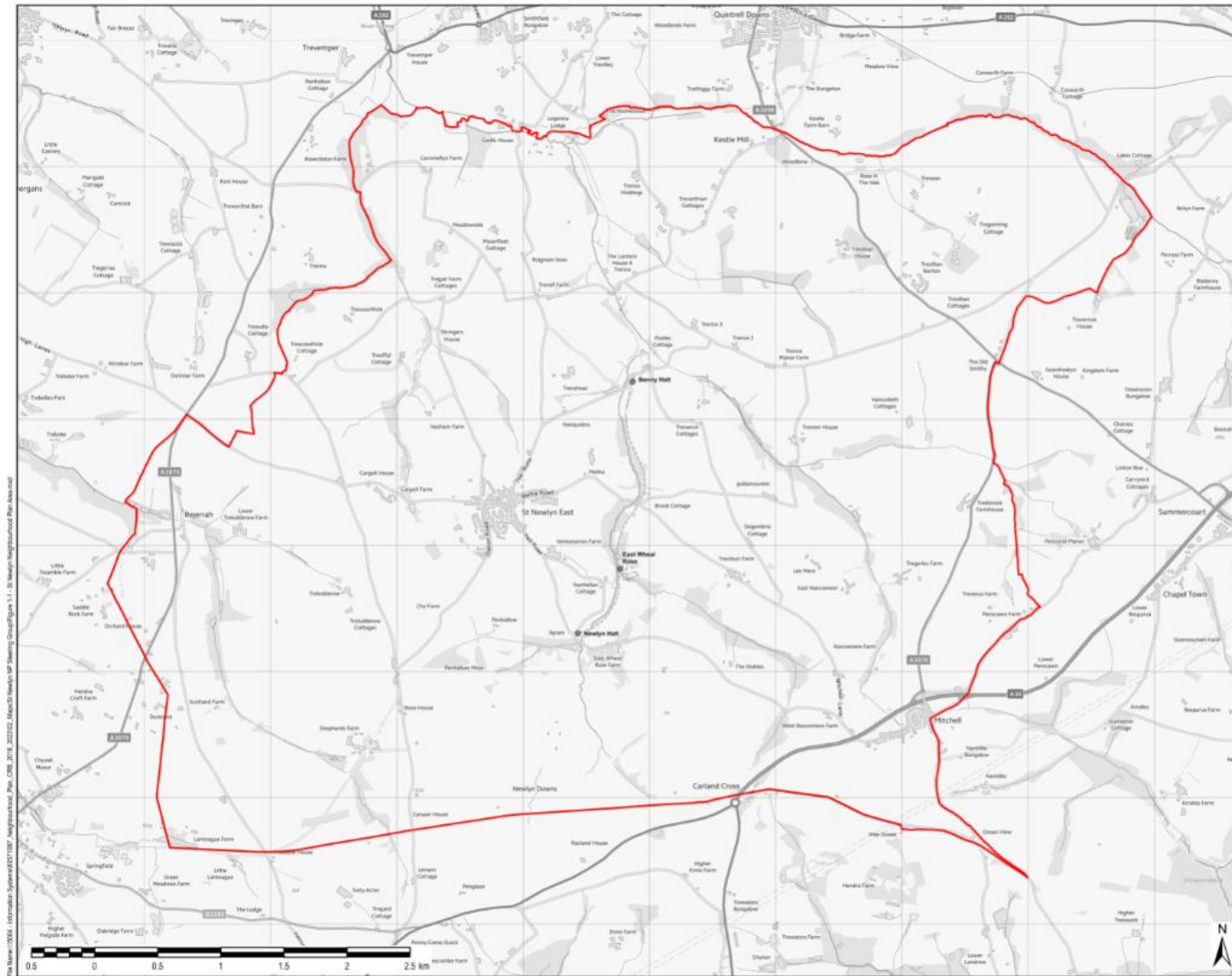
The site assessment has found that **two** sites are suitable in principle for employment allocations in the Neighbourhood Plan, subject to viability considerations.

A further **seven** sites are potentially suitable and available either in full or in part for housing, but have constraints – some significant – which mean they are less likely to be suitable for development. If these constraints are not able to be resolved or mitigated the affected sites may not be appropriate for allocation.

Site 2 'Land to the north of Metha Road' is potentially suitable for car parking (in the western field) and light industrial uses (in the eastern field). However, this site also has constraints – some significant – which would need to be resolved or mitigated.

None of the sites are considered to be not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan.

This assessment is the first step in the consideration of site allocations for the St Newlyn East Neighbourhood Plan. From the shortlist of suitable sites identified in this report, the Parish Council should engage with Cornwall Council and the community to select sites in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing need for the Neighbourhood Plan area.



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LEGEND

St. Newlyn East Neighbourhood Plan Area

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Purpose of Issue: **FINAL**

Client: **ST NEWLYN EAST NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title: **SITE ASSESSMENT FOR THE ST NEWLYN EAST NEIGHBOURHOOD PLAN**

Drawing Title: **ST NEWLYN EAST NEIGHBOURHOOD PLAN AREA**

Drawn: CK	Checked: MY	Approved: RP	Date: 06/01/2020
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Drawing Number: **FIGURE 1.1**

Sheet: **01**

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1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the St Newlyn East Neighbourhood Plan on behalf of St Newlyn East Parish Council. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in October 2019 as part of the Neighbourhood Planning Programme led by Locality.
- 1.2 The Neighbourhood Plan, which will cover the parish of St Newlyn East (see **Figure 1.1** above), is being prepared in the context of the Cornwall Local Plan. Neighbourhood Plans are required to be in general conformity with the strategic policies of adopted and emerging Local Plans. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Cornwall Local Plan to provide a clear overall strategic direction for development in whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate. In this respect the stated aim of the Local Plan is to achieve locally derived objectives through Neighbourhood Plans prepared by Town/Parish Councils.
- 1.3 It is the intention of the Neighbourhood Plan to include residential and employment allocations in line with Neighbourhood Plan objectives. The Neighbourhood Plan seeks to direct development to sustainable sites to deliver affordable housing and employment uses that are sympathetic with the natural and built heritage of the Neighbourhood Plan area.
- 1.4 The purpose of AECOM's site assessment is to produce a clear assessment as to whether sites that have been identified as potential locations for development are appropriate for allocation in the Neighbourhood Plan, in particular whether they comply with both National Planning Policy Framework and the strategic policies of the Local Plan; and from this group of sites, identify which are the best sites to meet the objectives of the Neighbourhood Plan. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 1.5 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible method and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties, so the approach again is transparent and defensible.

2. Policy Context

Planning Policy

- 2.1 The Cornwall Local Plan sets out Cornwall Council's main planning approach and policies for the county in the period to 2030. The overarching document for the Cornwall Local Plan is the *Cornwall Local Plan: Strategic Policies 2010-2030*, which was adopted in November 2016. This framework guides development in Cornwall, including through setting out the long-term plans of how housing and employment need will be met in Cornwall up to 2030.
- 2.2 Further details are provided by the *Site Allocations Development Plan Document*, which was adopted in November 2019, and identifies where new housing and employment uses will be delivered for ten towns/conurbations and two eco-communities in Cornwall.¹ Neighbourhood Plans and Supplementary Planning Documents will also comprise part of the statutory development plan.
- 2.3 The Local Plan is intended to help deliver the vision and objectives of 'Future Cornwall', Cornwall Council's sustainable community strategy. The underlying principles of the strategy seek to manage future development to ensure all communities in Cornwall have an appropriate balance of jobs, services, facilities and homes.
- 2.4 Alongside, and supporting the Local Plan, Community Network Areas (CNAs) have been established to act as a local focus for debate and engagement. CNAs, which cover 16 broad areas in Cornwall, provide the basis for the place-based element of Local Plan's policy framework. St Newlyn East is located within the St Agnes and Perranporth CNA.

Cornwall Local Plan: Strategic Policies 2010-2030

- 2.5 Policy 2a of the Strategic Policies sets targets for housing and employment floorspace in the period to 2030 for the 16 CNAs in Cornwall. The targets for the St Agnes and Perranporth CNA are as follows:
 - 1,100 homes
 - 15,167 sq. m of B1a and B1b office floorspace; and
 - 9,333 sq. m of other B employment floorspace.
- 2.6 No specific targets are presented for St Newlyn East. However, outside of main towns, Policy 3 (Role and Function of Places) states that an appropriate mechanism for delivering housing and employment growth for the remainder of the CNA housing requirement is through the identification of sites through Neighbourhood Plans.
- 2.7 In this context, the policy states that the parishes that do not have a town or village named in Policy 3 (including the St Agnes and Perranporth CNA) can meet the remaining housing requirement through: existing sites with planning permission; infill; small scale rounding off; the development of previously developed land within or adjoining settlements; and rural exception sites. Where the remaining need is not met, these would require allocations through Neighbourhood Plans to enable the delivery of the housing requirement.
- 2.8 Other key policies relevant to the St Newlyn East Neighbourhood Plan presented in the *Strategic Policies* include as follows:
 - Policy 1 (Presumption in Favour of Sustainable Development): Planning applications that accord with the policies in the Local Plan and supporting Development Plan (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.

¹ The Site Allocations DPD does not propose allocations in St Newlyn East Parish.

- Policy 5 (Business and Tourism): Neighbourhood Plans should identify new land, and safeguard appropriate existing land, necessary for the delivery of the economic strategies for Cornwall. Locally Significant Employment Sites are sites which make a significant contribution in terms of space or job provision within a Neighbourhood Plan area.
- Policy 8 (Affordable Housing): All new housing schemes on sites where there is a net increase of more than 10 dwellings or where dwellings would have a combined gross floorspace more than 1,000 square metres (not including replacement dwellings) must contribute towards meeting affordable housing need. Located in Affordable Housing 'Value Zone' 4, St Newlyn East will be expected to deliver 30% of homes as affordable housing.

Provisions relating to the St Agnes and Perranporth CNA

2.9 The *Strategic Policies* document is accompanied by a set of provisions for each CNA in Cornwall.² The specific objectives to be addressed in planning for the St Agnes and Perranporth CNA are set out as follows:

- Objective 1 – Affordable Housing: Enable the provision and appropriate distribution of affordable housing.
- Objective 2 – Tourism and Employment: Support the tourist industry and enable other employment opportunities.
- Objective 3 – Rural Businesses: Protect and ensure the sustainability of rural shops and businesses.
- Objective 4 – Services and Public Transport: Co-ordinate a strategic approach to provision of services and public transport to encourage self-containment and sustainable transport.
- Objective 5 – Community Facilities: Consider the need for a north coast secondary school and the provision of leisure facilities.
- Objective 6 – Needs of the Elderly: Provide for the needs of an elderly population.
- Objective 7 – Coast: Encourage effective coastal management.
- Objective 8 – Natural and Historic Environment: Maintain and enhance the area's heritage and environmental assets for the benefit of the local community and to enhance the area's tourism offer.

2.10 Provisions relevant for the St Newlyn East Neighbourhood Plan area include as follows:

- The CNA contains several thriving communities with opportunity for better self-containment. The main objective is to meet local need and build on strong relationships with nearby urban areas based on good public transport links.
- The main settlements in the area are St Agnes and Perranporth. St Newlyn East, along with Goonhavern, Porthtowan and Mount Hawke have been categorised as 'other villages and smaller settlements'.
- The focus for growth should be on St Agnes and Perranporth to support balanced communities with good public transport access to Truro.
- In terms of housing requirements, co-ordination will be needed amongst the parishes within the CNA to ensure that housing needs are met. Cornwall Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of these areas.

² Cornwall Council (2016) Cornwall Local Plan Strategic Policies 2010 – 2030: Community Network Area Sections

Housing numbers to deliver through the Neighbourhood Plan

- 2.11 As discussed above, the Cornwall Local Plan does not set out specific housing numbers for St Newlyn East Parish. Instead, the parish will be expected to contribute to wider housing and employment targets associated with the St Agnes and Perranporth CNA, including through co-ordination with other parishes within the CNA to ensure that housing needs are met.
- 2.12 In terms of the housing targets set out by the Local Plan for the St Agnes and Perranporth CNA, these have already been met. As such, there is no residual requirement for the parish to deliver through the Neighbourhood Plan. However, there is a desire locally to take forward an element of housing to support community vitality and provide homes which meet local needs. There is also a desire to provide certainty as to the location and type of development which is taken forward in the parish during the plan period.
- 2.13 In this respect the Neighbourhood Plan Steering Group have established that the average increase in number of homes seen in the parish over the last 20 years (c.15 homes a year) is an appropriate level of growth to be taken forward during the plan period.

3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)³, Neighbourhood Planning (updated February 2018)⁴ and Locality's Neighbourhood Planning Site Assessment Toolkit⁵. These all encompass an 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.
- 3.3 In total, ten sites were put forward by landowners during a Call for Sites exercise undertaken in the parish in early 2018, for a variety of potential uses. Additional sites were proposed through further engagement with landowners. These sites were appraised using AECOM's site assessment pro-forma.

Task 2: Gathering Information for Site Assessments

- 3.4 A site assessment pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained 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.
- 3.5 The pro-forma utilised for the assessment enabled 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.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability

Task 3: Site Assessment

- 3.6 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/ Streetview, MAGIC maps and Cornwall Council mapping in order to judge whether a site is

³ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁴ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁵ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 4: Consolidation of Results

- 3.7 Following a site visit, 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.
- 3.8 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 constraints and are appropriate as site allocations, ‘amber’ for sites which are potentially suitable if issues can be resolved and ‘red’ for sites which are not currently suitable. The judgement on each site is based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Task 5: Indicative Housing Capacity

- 3.9 The adopted Local Plan does not contain a specific policy for density.
- 3.10 For the sites which are proposed for housing, if landowners/developers have put forward a housing figure for a site, this has been used if appropriate. For the remaining sites, the indicative housing capacity for each of the sites has been calculated utilising the methodology outlined below.
- 3.11 The methodology assumes a density of 30 dwellings per hectare (dph) for all sites. This figure does not necessarily equate to the amount of land that is suitable for development, as, for larger sites, land needs to be allocated for non-housing uses, for example community facilities and open space (the net development area).
- 3.12 To address this, the methodology provides ratios to calculate the net housing density based on the size of sites. The approach is based on the notion that: the bigger the site, the more land that needs to be put over for non-housing uses. The ratios are provided below in Table 3.1.

Table 3.1: Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

- 3.13 The indicative numbers of dwellings for each site is shown in Table 4.1 below, and have been calculated by AECOM using the above methodology. It should be noted that these densities are for comparative purposes, and for a number of sites, the indicative number generated might not be achievable due to the presence of on-site constraints.

4. Site Assessment

Sites proposed through the Call for Sites

4.1 The sites to be considered through this site appraisal have been identified through a Call for Sites undertaken by the Parish Council and subsequent engagement with landowners.

Table 4.1 Sites identified by the Parish Council

Site Name	Indicative Site Size (ha)	Residential Development Potential	Planning History
Site 1: Land to the west of Crown Crescent, St Newlyn East	1.8 ha	Potential indicative housing capacity (modelled approach) is 43 dwellings.	None recent or relevant
Site 2: Land to the north of Metha Road, St Newlyn East	1.2 ha	N/A: Site has been proposed for a car park and light industrial uses.	None recent or relevant
Site 3: Land to the south west of Tinnars Croft, St Newlyn East	1.6 ha	35-45 dwellings proposed by landowner.	None recent or relevant
Site 4: Land to the south west of Halt Road, St Newlyn East	3.2 ha	90 dwellings phased over three years, as proposed by landowner.	None recent or relevant
Site 5: Land to the west of the A3076, Mitchell	1.6 ha	N/A: Site has been proposed for employment uses.	None recent or relevant
Site 6: Land to the east of the A3076, Mitchell	2.7 ha	N/A: Site has been proposed for employment uses.	None recent or relevant
Site 7: Land to the south of the A30, Mitchell	1.4 ha	Potential indicative housing capacity (modelled approach) is 33 dwellings.	None recent or relevant
Site 8: Land to the south of Pillars Close, Mitchell	2.8 ha	Potential indicative housing capacity (modelled approach) is 63 dwellings.	None recent or relevant
Site 9: Land at Chapel Terrace, Mitchell	0.2 ha	Potential indicative housing capacity (modelled approach) is 5 dwellings.	None recent or relevant
Site 10: Land at Fair Park View, Mitchell	0.9 ha	Potential indicative housing capacity (modelled approach) is 21 dwellings	None recent or relevant

Cornwall Strategic Housing Land Availability Assessment (SHLAA) sites

4.2 The Cornwall Strategic Housing Land Availability Assessment (SHLAA) has been prepared by Cornwall Council as part of the evidence base for the Cornwall Local Plan. The purpose of the assessment was to identify sites within the Cornwall which have the potential to accommodate housing but which do not as yet have planning permission for residential use. The latest update was undertaken in January 2016, and builds on and refreshes the previous Cornwall SHLAAs (published 2011, 2013 and 2015). Whilst the 2011 study focused solely on the main towns in Cornwall, the 2013 study both extended the coverage to smaller settlements and updated the original assessment, compiling the results into a single report. The contents have also been reviewed in 2015 and 2016 to incorporate additional SHLAA sites from public submissions sites and to factor in new planning permissions and revised build out rates.

4.3 In terms of the sites assessed which are located in the Neighbourhood Plan area, one site was considered through the SHLAA in St Newlyn East and three sites in Mitchell.

4.4 These are follows:

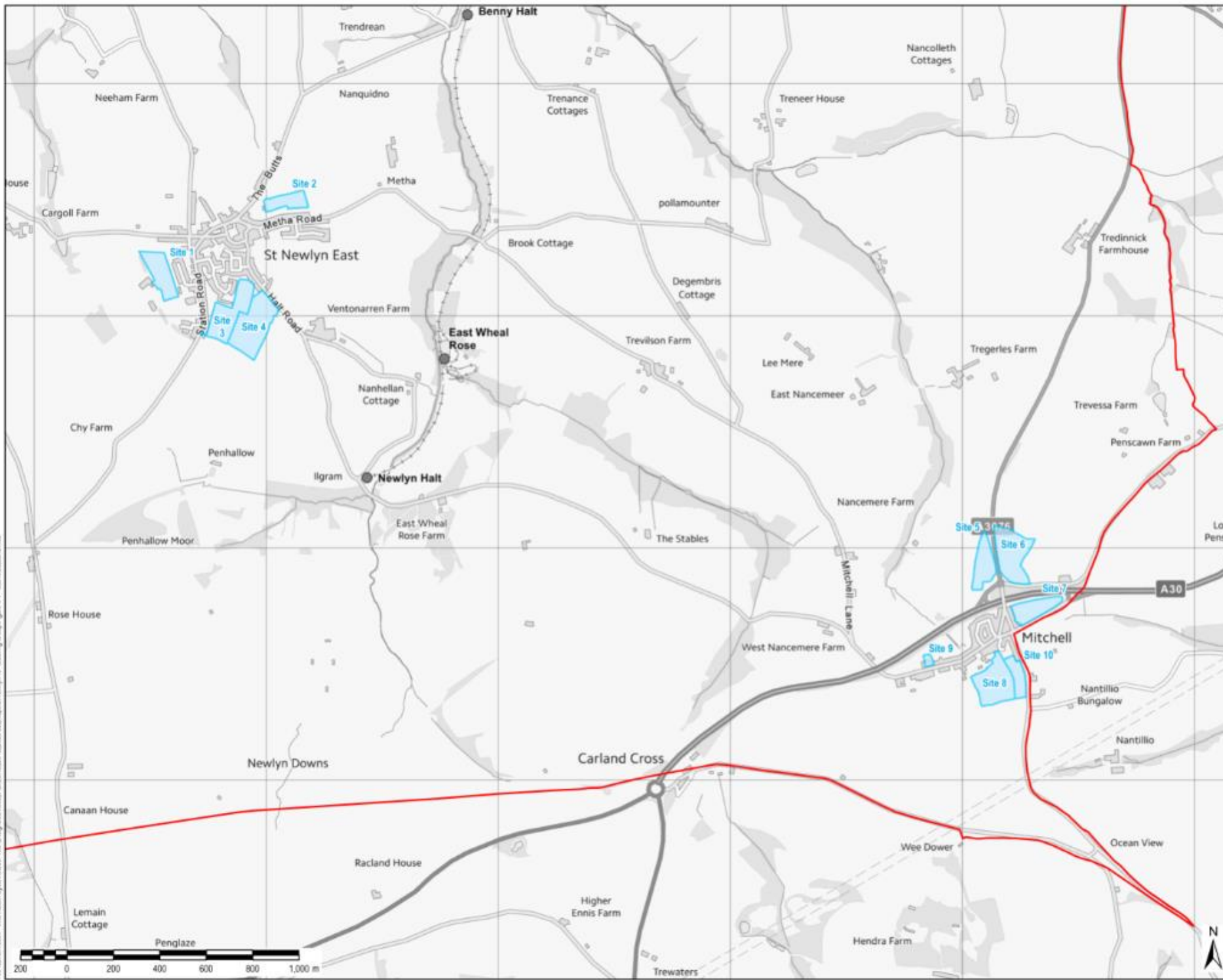
St Newlyn East

- Site reference : S107, Land at Parkenoweth (covering Site 1: Land to the west of Crown Crescent, St Newlyn East)

Mitchell

- Site reference: S628, Mitchell Field (covering half of Site 7: Land to the west of Crown Crescent, St Newlyn East)
- Site reference: S106a, Land at Mitchell
- Site reference: S627, Plume of Feathers

- 4.5 Since the SHLAA was undertaken, development has been undertaken on site S106a, (Land at Mitchell). Site S627 (Plume of Feathers) was not proposed through the Call for Sites process for the Neighbourhood Plan, or through engagement with landowners. As such, the site is not available for allocation through the Neighbourhood Plan.
- 4.6 For these reasons, the two sites have not been appraised through this Neighbourhood Plan site assessment process.
- 4.7 Additionally, 'Land at Trenhaile Bungalow' also came forward during the Call for Sites. However, this site was not appraised through this Neighbourhood Plan site assessment process as it does not conform with the policies of the Cornwall Local Plan. Specifically, the site is located in the open countryside and does not fit with the definition of a Rural Exception Site set out in Policy 9 of the Cornwall Local Plan Strategic Policies.



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LEGEND

- St. Newlyn East Neighbourhood Plan Area
- Site Option

Site 1: Land to the west of Crown Crescent, St Newlyn East
 Site 2: Land to the north of Metha Road, St Newlyn East
 Site 3: Land to the south west of Tinners Croft, St Newlyn East
 Site 4: Land to the south west of Halt Road, St Newlyn East
 Site 5: Land to the west of the A3076, Mitchell
 Site 6: Land to the east of the A3076, Mitchell
 Site 7: Land to the south of the A30, Mitchell
 Site 8: Land to the south of Pillars Close, Mitchell
 Site 9: Land at Chapel Terrace, Mitchell
 Site 10: Land alongside Fair Park View

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Final

Client
ST NEWLYN EAST NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
SITE ASSESSMENT FOR THE ST NEWLYN EAST NEIGHBOURHOOD PLAN

Drawing Title
SITES CONSIDERED THROUGH THE SITE ASSESSMENT FOR THE ST NEWLYN EAST NEIGHBOURHOOD PLAN

Drawn	Checked	Approved	Date
DN	JN	BP	21/02/2019

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Scale
FIGURE 4.1

01

File Name: 0006 - Information Systems\BPP\1807 - Neighbourhood Plan_CDR_2018_2020\02_Map\05_Newlyn MP Steering Group\Figure 4.1 - Site Allocation.mxd

5. Site Assessment Summary

- 5.1 Ten sites were assessed by AECOM to consider whether they would be appropriate for allocation in the St Newlyn East Neighbourhood Plan.
- 5.2 Table 5.1 sets out a summary of the site assessments, which should be read alongside the full assessments available in Appendix A.
- 5.3 The final column within the table is a traffic light' rating for each site, indicating whether the site is appropriate for allocation. **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 is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.4 The summary table shows that **two** sites are suitable in principle for employment allocations in the Neighbourhood Plan, subject to viability considerations.
- 5.5 A further **seven** sites are potentially suitable and available either in full or in part for housing, but have constraints – some significant – which mean they are less likely to be suitable for development. If these constraints are not able to be resolved or mitigated the affected sites may not be appropriate for allocation.
- 5.6 Site 2 'Land to the north of Metha Road' is potentially suitable for car parking (in the western field) and light industrial uses (in the eastern field). However, this site also has constraints – some significant – which would need to be resolved or mitigated.
- 5.7 None of the sites are considered to be not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan.
- 5.8 A plan showing all sites assessed and their traffic light rating is shown in Figure 5.1.

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LEGEND

 St. Newlyn East Neighbourhood Plan Area

RAG Score

 Red
 Amber
 Green

- Site 1: Land to the west of Crown Crescent, St Newlyn East
- Site 2: Land to the north of Metha Road, St Newlyn East
- Site 3: Land to the south west of Tinners Croft, St Newlyn East
- Site 4: Land to the south west of Hall Road, St Newlyn East
- Site 5: Land to the west of the A3076, Mitchell
- Site 6: Land to the east of the A3076, Mitchell
- Site 7: Land to the south of the A30, Mitchell
- Site 8: Land to the south of Pillars Close, Mitchell
- Site 9: Land at Chapel Terrace, Mitchell
- Site 10: Land alongside Fair Park View

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Version of Issue
FINAL

Client
ST NEWLYN EAST NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
SITE ASSESSMENT FOR THE ST NEWLYN EAST NEIGHBOURHOOD PLAN

Drawing Title
RED, AMBER OR GREEN (RAG) SCORE OF EACH SITE FOR THE PURPOSES OF THE NEIGHBOURHOOD PLAN

Drawn CN	Checked JW	Approved RP	Date 26/02/2023
AECOM Internal Project No. 60671087		Scale @ A3 1:15,000	

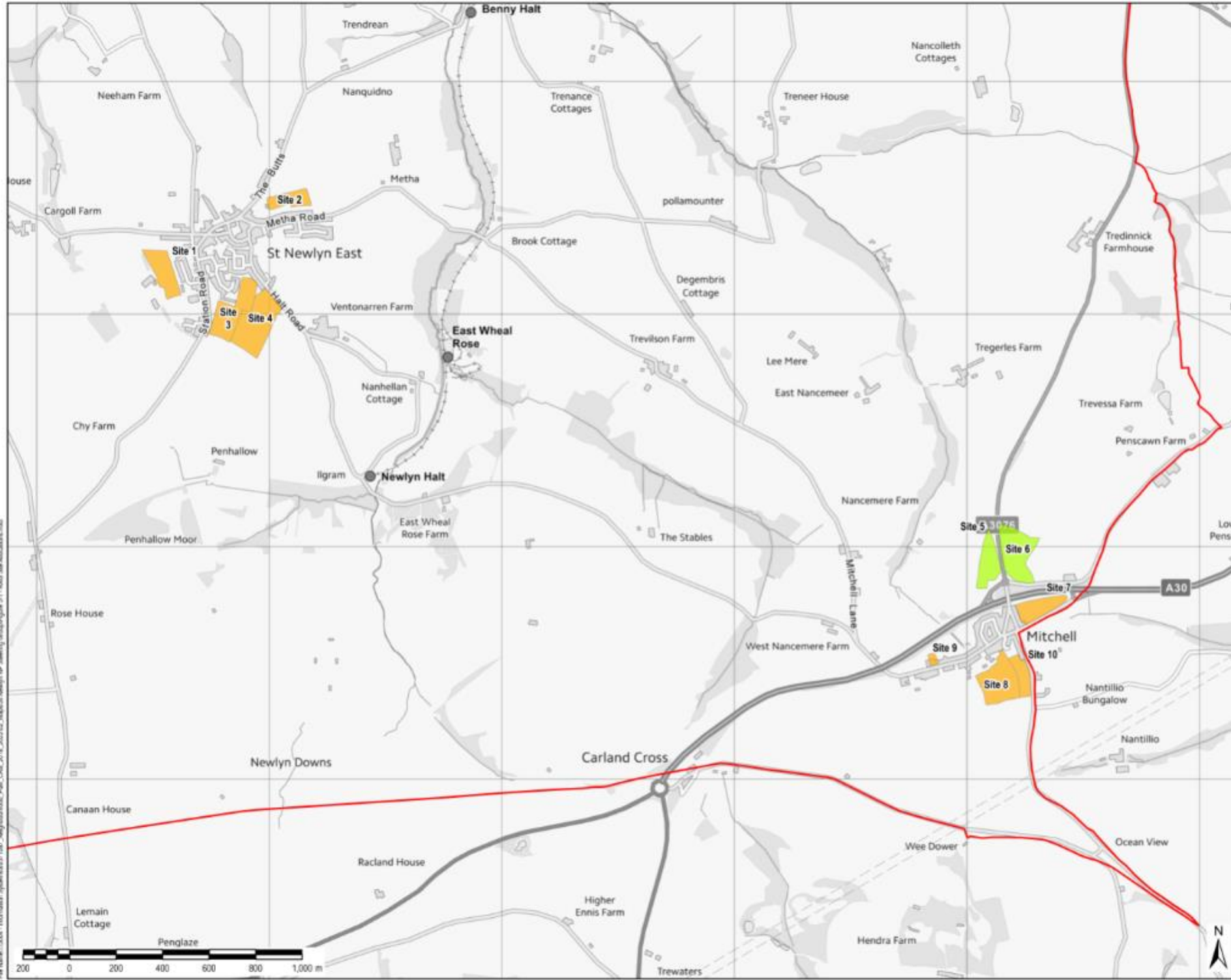
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Drawing Number
FIGURE 5.1

01



File Name: \\006 - Information Systems\Projects\1087 - Neighbourhood Plan_C08_2018_202302_Mitchell Newlyn NP Steering Group\Figure 5.1 - RAG Site Assessments.dwg



Table 5.1 Site Assessment Summary Table

Site Ref.	Site Name	Site Source	Approx. Developable Area (AECOM estimate or SHLAA)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment Summary	RAG Score
Site 1	Land to the west of Crown Crescent, St Newlyn East	SHLAA	1.8 ha	43	Greenfield	<p>Key Information:</p> <ul style="list-style-type: none"> - The whole of the site is underlain by Grade 2 (very good) 'best and most versatile' BMV agricultural land. - Direct views into the site from approximately twelve properties along Crown Crescent (eastern boundary). - Access into the eastern section of the site is possible via a single track lane from Station Road. However, this access is currently unsuitable for frequent use due to its narrow width. - From a heritage perspective, the 'Newlyn Preaching Pit and Storehouse' Grade II listed building is located directly to the north west of the site and the St Newlyn East Conservation Area is located to the north east. However, both heritage assets are screened from view. - With reference to non-designated heritage features, Cornwall and Scilly Historic Environment Record (HER) entries within proximity include MCO16010 'Parknoweth Medieval Settlement' and MCO1082 'Parknoweth Medieval Findspot', located directly to the west of the site. - Whole of the site is within the zone of influence (Zol) for the Penhale Dunes Special Area of Conservation (SAC). - The whole of the site is within Site of Special Scientific Interest Impact Risk Zones (SSSI IRZs) for residential and rural residential development types. However, the level of development proposed at this location is unlikely to exceed the SSSI IRZ thresholds. <p>RAG Conclusion: AMBER</p> <p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, the visibility of the site from surrounding properties and potential access issues. Otherwise the site has good potential for development given its proximity to services and facilities in St Newlyn East, and opportunities for delivering homes of a range of types and tenures. Development at the site would therefore need to address potential access issues, and be of high quality design and layout which supports the</p>	

Site Ref.	Site Name	Site Source	Approx. Developable Area (AECOM estimate or SHLAA)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment Summary	RAG Score
						existing character of the village and the visual amenity of the area. There may also be opportunities for the delivery of new community infrastructure alongside new development such as allotments to reflect the productivity of the land.	
Site 2	Land to the north of Metha Road, St Newlyn East	Call for Sites	1.2 ha	28 (whole site) 15 (eastern field)	Greenfield	<p>Key Information:</p> <ul style="list-style-type: none"> - Most of the site is underlain by Grade 3a (good) BMV agricultural land. - Direct views into the site from approximately 20 properties along Metha Road (southern boundary). - Power lines passing over the site. - From a heritage perspective, the 'No. 4 and Attached Cottage' Grade II listed building is located to the north west of the site and the St Newlyn East Conservation Area is located approximately 75m to the south west. Both heritage features are largely screened from view from existing vegetation. However, there are some long views over to the Grade II* listed 'Church of St Newlyna' (south west of the site). - Whole of the site is within the Zol for the Penhale Dunes SAC. - The whole of the site is within SSSI IRZs for residential and rural residential development types. However, the level of development proposed at this location is unlikely to exceed the SSSI IRZ thresholds. <p>RAG Conclusion: AMBER</p> <p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, the visibility of the site from surrounding properties and the contribution of the area to the visual amenity of this part of the village, including potentially relating to the setting of heritage assets.</p> <p>The western part of the site is appropriate for the delivery of a community car park; such provision on this part of the site would limit potential impacts on the setting of the historic environment and on views from surrounding properties. The eastern part of the site would be appropriate for light industrial use provision with high quality design and layout which supports the existing character of the village and the visual amenity of the area. A more detailed assessment of</p>	

Site Ref.	Site Name	Site Source	Approx. Developable Area (AECOM estimate or SHLAA)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment Summary	RAG Score
						potential impacts on the setting of the historic environment (specifically the church) and the integration of design measures to limit potential adverse impacts may also be required. Likewise, proposals should be expected to demonstrate that they would not adversely impact the amenity of neighbouring properties or residents.	
Site 3	Land to the south west of Tinners Croft, St Newlyn East	Call for sites	1.6 ha	35-45	Greenfield	<p>Key Information:</p> <ul style="list-style-type: none"> - The whole of the site is underlain by Grade 2 (very good) BMV agricultural land. - Planning application PA18/04713 for the construction of 17 dwellings (including five affordable dwellings) was approved with conditions in the field directly to the north of the site. - Site is relatively open in character and there are long views to the south across the landscape. - Access into the eastern section of the site is possible via a small lane from Station Road. However, this access is currently unsuitable for frequent use due to its narrow width (approximately 3m wide). - Direct views into the site from approximately 15 properties along Station Road (western boundary) and five properties at Trewithen Parc (western boundary). - Whole of the site is within the Zol for the Penhale Dunes SAC. - The whole of the site is within SSSI IRZs for residential, rural residential and rural non-residential development types. However, the level of development proposed at this location is unlikely to exceed the SSSI IRZ thresholds. <p>RAG Conclusion: AMBER</p> <p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, impacts on the open landscape, the visibility of the site from surrounding properties and potential access issues. Otherwise the site has good potential for development given its proximity to services and facilities in St Newlyn East, and opportunities for delivering homes of a range of types and tenures. Development at the site would therefore need</p>	

Site Ref.	Site Name	Site Source	Approx. Developable Area (AECOM estimate or SHLAA)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment Summary	RAG Score
						to address potential access issues, and be of high quality design and layout which supports the existing character of the village and limits adverse impacts on landscape character. There may also be opportunities for the delivery of new community infrastructure alongside new development such as allotments to reflect the productivity of the land.	
Site 4	Land to the south west of Halt Road, St Newlyn East	Call for sites	3.2 ha	90	Greenfield	<p>Key Information</p> <ul style="list-style-type: none"> - The whole of the site is underlain by Grade 2 (very good) BMV agricultural land. - The site is relatively open in character and there are long views to the south over the surrounding countryside. - There are possible views into the site from Public Right of Way (PRoW) 324/1/1, which is located approximately 500m to the south west. There are also some direct views into the site from properties at Tinners Croft (north west of site). - From a heritage perspective, Cornwall and Scilly HER entry MCO61567 'Ventonarren - Post Medieval Almshouses' is located adjacent to the north eastern corner of the site. - Whole of the site is within the Zol for the Penhale Dunes SAC. - The whole of the site is within SSSI IRZs for residential, rural residential and rural non-residential development types. However, the level of development proposed at this location is unlikely to exceed the SSSI IRZ thresholds. <p>RAG Conclusion: AMBER</p> <p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, impacts on the open landscape and the visibility of the site from surrounding properties. Otherwise the site has good potential for development given its proximity to services and facilities in St Newlyn East, and opportunities for delivering homes of a range of types and tenures. Development at the site would therefore need to be of high quality design and layout which supports the existing character of the village and visual</p>	

Site Ref.	Site Name	Site Source	Approx. Developable Area (AECOM estimate or SHLAA)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment Summary	RAG Score
						amenity, and limits adverse impacts on landscape character. There may also be opportunities for the delivery of new community infrastructure.	
Site 5	Land to the west of the A3076, Mitchell Sites	Call for Sites	1.6 ha	N/A	Greenfield	<p>Key Information</p> <ul style="list-style-type: none"> - A detailed agricultural land classification has not been undertaken. However, Natural England's provisional mapping identify that the site is underlain by Grade 3 agricultural land which has a >60% chance of containing BMV land. - Whole of the site is within the Zol for the Penhale Dunes SAC. - The whole of the site is within SSSI IRZs for residential and rural residential development types. However, the level of development proposed at this location is unlikely to exceed the SSSI IRZ thresholds. - Power lines along the southern boundary and partly within the site itself. - Development at this location would extend the built up area of Mitchell to the north of the A30. - From a heritage perspective, there are three entries on the Cornwall and Scilly HER located within proximity to the site, including: 'Mitchell, Pre-historic Enclosure' (MCO32269) – field adjacent to the western site boundary, 'Mitchell, Post-medieval Milestone' (MCO53375) – north of the site, and 'Mitchell, Undated Hollow Way' (MCO33563) – field to the north west of the site. - The Mitchell Conservation Area is located approximately 50m to the south of the site but is screened from view form vegetation and flat topography. - Noise pollution from the A30 is a concern. <p>RAG Conclusion: GREEN</p> <p>The site offers significant opportunities for employment development given its ready access to the strategic road network, its relative lack of on-site constraints and its potential viability. The site also offers opportunities for the provision of land for the relocation of existing employment uses in Mitchell away from more sensitive locations within the village centre with access issues.</p>	

Site Ref.	Site Name	Site Source	Approx. Developable Area (AECOM estimate or SHLAA)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment Summary	RAG Score
Site 6	Land to the east of the A3076, Mitchell Sites	Call for Sites	2.7 ha	N/A	Greenfield	<p>Key Information</p> <ul style="list-style-type: none"> - A detailed agricultural land classification has not been undertaken. However, Natural England's provisional mapping identify that the site is underlain by Grade 3 agricultural land which has a >60% chance of containing BMV land. - Whole of the site is within the Zol for the Penhale Dunes SAC. - The whole of the site is within SSSI IRZs for residential and rural residential development types. However, the level of development proposed at this location is unlikely to exceed the SSSI IRZ thresholds. - Noise pollution from the A30 is a concern. - The site fairly open in character but is separate from the existing village of Mitchell, located to the north of the A30. - The Mitchell Conservation Area is located approximately 50m to the south of the site but is screened from view form vegetation and flat topography. - There are power lines crossing the site. <p>RAG Conclusion: GREEN</p> <p>The site offers significant opportunities for employment development given its ready access to the strategic road network, its relative lack of on-site constraints and its potential viability. The site also offers opportunities for the provision of land for the relocation of existing employment uses in Mitchell away from more sensitive locations within the village centre with access issues.</p>	
Site 7	Land to the south of the A30, Mitchell	SHLAA	1.4 ha	33	Greenfield	<p>Key Information</p> <ul style="list-style-type: none"> - The whole of the site is underlain by Grade 2 (very good) BMV agricultural land. - Whole of the site is within the Zol for the Penhale Dunes SAC. - The whole of the site is within SSSI IRZs for residential and rural residential development types. However, the level of development proposed at this location is unlikely to exceed the SSSI IRZ thresholds. - There are power lines crossing the site. 	

Site Ref.	Site Name	Site Source	Approx. Developable Area (AECOM estimate or SHLAA)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment Summary	RAG Score
						<ul style="list-style-type: none"> - The site is relatively flat and benefits from screening from surrounding vegetation. However, there are some direct views into the site from properties adjacent to the western boundary, at Four Winds. - From a heritage perspective, Cornwall and Scilly HER entry MCO9180 'Post-Medieval Blacksmiths Workshop, Mitchell' is located at the south western corner of the site. - Mitchell Conservation Area is located approximately 50m to the south west. Development would potentially be visible from the conservation area. - Noise pollution from the A30 is a concern. <p>RAG Conclusion: AMBER</p> <p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, issues relating to noise pollution and the visibility of the site from adjacent properties to the west. Otherwise the site has good potential for development given its proximity to Mitchell village centre, its lack of viability issues and opportunities for delivering homes of a range of types and tenures.</p> <p>Development at the site would however need to be located appropriately, and appropriate buffers and/or screening/planting included to limit noise quality issues. Development would also need to be of high quality design and layout which supports the existing character of the village.</p>	
Site 8	Land to the south of Pillars Close, Mitchell	SHLAA	2.8 ha	63	Greenfield	<p>Key Information</p> <ul style="list-style-type: none"> - The whole of the site is underlain by Grade 2 (very good) BMV agricultural land. - Planning application PA17/04337 for the construction of three dwellings was approved with conditions in July 2017 on land directly to the north east. - Whole of the site is within the Zol for the Penhale Dunes SAC. - The whole of the site is within SSSI IRZs for residential and rural residential development types. Development on the whole site could exceed the SSSI IRZ thresholds at some locations and might require further consultation with 	

Site Ref.	Site Name	Site Source	Approx. Developable Area (AECOM estimate or SHLAA)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment Summary	RAG Score
						<p>Natural England. Small scale development is less likely to exceed the thresholds.</p> <ul style="list-style-type: none"> - PRow footpath 324/6/1 passes alongside the western site boundary. - Land located directly to the north of the site is within the Mitchell Conservation Area. - There are some views into the site from properties adjacent to the northern boundary, but most are partly obscured by the existing vegetation. - Access is likely to be provided on the north east corner off Pillars Close. However this would lead to the loss of existing vegetation. <p>RAG Conclusion: AMBER</p> <p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, potential impacts on the setting of the Mitchell Conservation Area, the visibility of the site from surrounding properties and potential biodiversity issues associated with the presence of SSSI IRZs. Development of the whole site would lead to significant changes in the built form of the settlement. Otherwise the site has good potential for development given its proximity to Mitchell village centre, and opportunities for delivering homes of a range of types and tenures.</p> <p>Development at the site would therefore need to be of appropriate scale, incorporate high quality design and layout which supports the existing character of the village (including its historic environment) and visual amenity and enhances the site's biodiversity offer. There may also be opportunities for the delivery of new community infrastructure.</p>	
Site 9	Land at Chapel Terrace, Mitchell	Call for Sites	0.2 ha	5	Greenfield	<p>Key Information</p> <ul style="list-style-type: none"> - The site is an area of previously developed land within the existing settlement boundary. - The site is currently used for commercial purposes, potentially providing local employment offer for the community. - Whole of the site is within the Zol for the Penhale Dunes SAC. 	

Site Ref.	Site Name	Site Source	Approx. Developable Area (AECOM estimate or SHLAA)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment Summary	RAG Score
						<ul style="list-style-type: none"> - The whole of the site is within SSSI IRZs for residential and rural residential development types. However, the level of development proposed at this location is unlikely to exceed the SSSI IRZ thresholds. - Outline planning application PA18/02182 for the construction of 37 dwellings on the field to the north east of the site was approved with conditions in December 2018. - There are power lines crossing the site and noise pollution issues due to the proximity of the site to the A30. - From a heritage perspective, the eastern and southern site boundaries are adjacent to the Mitchell Conservation Area. Redevelopment at this location presents an opportunity to enhance the setting of the Conservation Area through sensitive design. - Cornwall and Scilly HER entry 'Post-Medieval non-conformist chapel' (MCO32350) is approximately 25m to the east of the site. Called 'Wesleyan Chapel', the building is also Grade II listed. <p>RAG Conclusion: AMBER</p> <p>The site is located in the village centre and has the capacity to deliver a number of homes in an accessible location. The site is located in a very sensitive location in relation to the historic environment resource of the village. However, given the current land uses on the site, which are detrimental to the setting of the conservation area, high quality development with sensitive and appropriate design has significant opportunities for delivering enhancements to the setting of the historic environment.</p> <p>Development of the site would lead to the loss of existing employment land. However, the site would be appropriate taking forward through the Neighbourhood Plan if alternative employment land is identified for current uses.</p>	
Site 10	Land alongside Fair Park View, Mitchell	Call for Sites	0.9 ha	21	Greenfield	<p>Key Information</p> <ul style="list-style-type: none"> - The whole of the site is underlain by Grade 2 (very good) BMV agricultural land. 	

Site Ref.	Site Name	Site Source	Approx. Developable Area (AECOM estimate or SHLAA)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment Summary	RAG Score
						<ul style="list-style-type: none"> - Planning application PA17/04337 for the construction of three dwellings was approved with conditions in July 2017 on land directly to the north. - Whole of the site is within the Zol for the Penhale Dunes SAC. - The whole of the site is within SSSI IRZs for residential and rural residential development types. Development on the whole site would not exceed the SSSI IRZ thresholds. - Land located approximately 50m to north of the site is within the Mitchell Conservation Area. - Cornwall and Scilly HER entry 'Mitchell, Modern School' (MCO53144) adjacent to the eastern site boundary, but largely screened from view. - There are some views into the site from properties adjacent to the northern boundary, but most are partly obscured by the existing vegetation. - There is potential to create an access point into the eastern section of the site via the creation of a turning from Fair Park View. However, this would lead to the loss of existing vegetation. <p>RAG Conclusion: AMBER</p> <p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, the visibility of the site from surrounding properties and the lack of existing access into the site. Likewise, development of the whole site would result in changes in the built form of the settlement, extending the boundary of the village to the south. Otherwise the site has good potential for development given its proximity to Mitchell village centre, and opportunities for delivering homes of a range of types and tenures (including self-build).</p> <p>Development at the site would therefore need to be of appropriate scale, incorporate high quality design and layout which supports the existing character of the village (including its historic environment) and visual amenity, provides suitable accessibility for vehicles and pedestrians, and enhances the site's biodiversity offer.</p>	

6. Conclusions

- 6.1 St Newlyn East Parish Council is preparing a Neighbourhood Plan to shape the growth of St Newlyn East and Michell. It is the intention of the Neighbourhood Plan to include residential and employment allocations in line with Neighbourhood Plan objectives. The Neighbourhood Plan seeks to direct development to sustainable sites to deliver affordable housing and employment uses that are sympathetic with the natural and built heritage of the Neighbourhood Plan area.
- 6.2 As discussed above, the Cornwall Local Plan does not set out specific housing numbers for St Newlyn East Parish. Instead, the parish will be expected to contribute to wider housing and employment targets associated with the St Agnes and Perranporth CNA, including through co-ordination with other parishes within the CNA to ensure that housing needs are met.
- 6.3 The assessment has concluded that there are two sites in Mitchell which are considered to be free of any substantive issue or constraints and therefore suitable in principle for allocation for employment uses in the Neighbourhood Plan. These are Sites 5 and 6.
- 6.4 The remaining eight sites are considered potentially suitable for development, subject to mitigation or resolution of identified issues and constraints summarised in Table 5.1.
- 6.5 The allocation of sites must be in accordance with adopted Local Plan policy that considers rural character, landscape character, built heritage, scale of development, and location of the settlement within the settlement hierarchy. Neighbourhood Plan allocations also should not compete with the delivery of the existing strategic housing allocation, but rather complement the allocation in terms of delivery of homes for housing need.

Next Steps

- 6.6 From the shortlist of suitable sites, the Parish Council should engage with the Cornwall Council and the community to select sites for allocation in the Neighbourhood Plan or consideration as exception sites that best meet the housing need and objectives of the Neighbourhood Plan.
- 6.7 The site selection process should be based on the following:
 - The findings of this site assessment;
 - Discussions with the planning authority regarding exception sites and neighbourhood plans;
 - The extent to which the sites support the vision and objectives for the Neighbourhood Plan;
 - Whether the number of homes to be allocated is proportionate in terms of need and well-related to the existing settlement and infrastructure;
 - The potential for the sites to meet identified infrastructure needs of the community; and
 - Neighbourhood plan conformity with strategic Local Plan policy.

Viability

- 6.8 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with Cornwall Council. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Appendix A Site Assessment Pro- Forma

Appendix A: Site Appraisal Pro-Forma

Site 1: Land to the west of Crown Crescent, St Newlyn East

Topic	Details
<i>Site Reference / Name</i>	Land to the west of Crown Crescent, St Newlyn East
	
Site Address / Location	Grid reference: SW825561
Gross Site Area (Hectares)	1.8 ha
SHLAA/SHELAA Reference (if applicable)	S107
Existing land use	Agricultural (pasture / grazing)
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	SHLAA
Planning history (Live or previous planning applications/decisions)	PA16/09394 for the construction of 20 dwellings was withdrawn in November 2016
Neighbouring uses	Residential properties along Crown Crescent (east of site); Cemetery (north of site); Agricultural (south and west of site)

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <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>	<p>Yes: Zone of Influence for the Penhale Dunes SAC</p> <p>Yes: SSSI Impact Risk Zones for the Newlyn Downs SSSI, specifically:</p> <p>"residential development of 100 units or more" and "rural residential development of 50 or more units outside existing settlements and/or urban areas"</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No: The nearest non-statutory environmental designation to the site is Cargoll County Wildlife Site (approximately 250m to the west)</p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>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</p>	<p>Low risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Yes: whole of the site is underlain by Grade 2 (very good) agricultural land</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>No: However, the site is bordered by trees and hedgerows which should be retained and enhanced (where appropriate) through development proposals.</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Most of the site is flat or relatively flat. However, some parts of the site gently slope to the west.</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Existing access into the eastern section of the site via a single lane track from Station Road. Unsuitable for frequent use due to its narrow width.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>No existing access for pedestrians or cyclists.</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>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></p> <p>Yes / No / Unknown</p>	<p>Yes There are power lines along the site boundary.</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m Services and facilities in St Newlyn East village centre, including a local shop, church and public house,
Bus / Tram Stop	<400m To the east of the site along Station Road
Train station	>1200m Nearest station located approximately 5km to the north of the site, in Newquay or in Quintrell Downs.
Primary School	<400m St Newlyn East Primary School located to the south east of the site.
Secondary School	>3900m Located in Newquay, approximately 5km to the north of the site.
Open Space / recreation facilities	<400m St Newlyn East Cricket Club and Skatepark located to the north of the site.
Cycle Route	<400m Station Road, to the east of the site, is part of the Sustrans National Cycle Network (Route 32).

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><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></p> <p><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></p> <p><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></p>	<p>Low sensitivity: Within the Newlyn Downs Landscape Character Area</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><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></p> <p><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></p> <p><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></p>	<p>Medium sensitivity: Some longer views to the south of the site. Direct views into the site from approximately 12 residential properties along Crown Crescent (east of the site).</p>

Heritage Constraints

Indicator of Suitability	Assessment
<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>	<p>Limited or no impact or no requirement for mitigation: Newlyn Preaching Pit and Stonehouse Grade II listed building (approximately 50m to the north west of the site) is screened from view. The St Newlyn East Conservation Area to the north east of the site is also screened from view.</p>
<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>	<p>Some impact, and/or mitigation possible: Parknoweth Medieval Settlement (HER ref: MCO16010) and Parknoweth Prehistoric Findspot (HER ref: MC01082) directly to the west of the site.</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

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



Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>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)?</i></p>	<p>Potential indicative housing capacity (modelled approach) is 43 dwellings.</p>
<p><i>Other key information</i></p>	
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues?</i></p> <p><i>Yes / No</i></p>	<p>The site is potentially suitable, and available.</p>
<p><i>Summary of justification for rating</i></p>	<p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, the visibility of the site from surrounding properties and potential access issues. Otherwise the site has good potential for development given its proximity to services and facilities in St Newlyn East, and opportunities for delivering homes of a range of types and tenures. Development at the site would therefore need to address potential access issues, and be of high quality design and layout which supports the existing character of the village and the visual amenity of the area. There may also be opportunities for the delivery of new community infrastructure alongside new development such as allotments to reflect the productivity of the land.</p>

Site 2: Land to the north of Metha Road, St Newlyn East

Topic	Details
<i>Site Reference / Name</i>	Land to the north of Metha Road, St Newlyn East
	
Site Address / Location	Grid reference: SW831564
Gross Site Area (Hectares)	1.2 ha
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural, including a paddock
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Car park in the western field, light industrial use in the eastern field.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	15 dwellings
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	No recent or relevant planning applications
Neighbouring uses	Residential to the south and west, agricultural to the north and east

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <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>	<p>Yes: Zone of Influence for the Penhale Dunes SAC</p> <p>Yes: SSSI Impact Risk Zones for the Newlyn Downs SSSI, specifically:</p> <p>"residential development of 100 units or more" and "rural residential development of 100 or more units outside existing settlements and/or urban areas"</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No: Metha Wood County Wildlife Site approximately 500m to the south east.</p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>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</p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Most of the site is underlain by areas of Grade 3a (good) agricultural land</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>No: However, the site is bordered by trees and hedgerows which should be retained and enhanced (where appropriate) through development proposals.</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Gently sloping or uneven in places, but relatively flat.</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Access into the southern section of the site is possible via a track extending from Metha Road</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes: The existing track is wide enough to accommodate suitable pedestrian and cycle access into the site</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No: However, there are several TPO designations directly to the west of the site</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>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></p> <p>Yes / No / Unknown</p>	<p>Yes: Power lines passing over the site</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m Services and facilities in St Newlyn East village centre, including a local shop, church and public house,
Bus / Tram Stop	<400m To the west of the site along 'The Butts' and 'Cargoll Road' (in the village centre).
Train station	>1200m Nearest station located approximately 5km to the north of the site, in Newquay or in Quintrell Downs.
Primary School	400m-1200m St Newlyn East Primary School located to the south west of the site.
Secondary School	>3900m Located in Newquay, approximately 5km to the north of the site.
Open Space / recreation facilities	400m-1200m St Newlyn East Cricket Club and Skatepark located to the west of the site.
Cycle Route	<400m 'The Butts', to the west of the site, is part of the Sustrans National Cycle Network (Route 32).

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low sensitivity: The site is within the Newlyn Downs Landscape Character Area.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <p>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.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Medium sensitivity: There are direct views into the site from approximately 20 properties located along Metha Road (southern boundary). There are some longer views to the north and to the south west of the site.</p>

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
<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>	<p>Some impact, and/or mitigation possible: 'No.4 and Attached Cottage' Grade II listed building located directly to the north west of the site, and the St Newlyn East Conservation Area approximately 75m to the south west. Both are predominantly screened from view. However, there are some longer views into the village and to the Grade II* listed 'Church of St Newlyna'</p>
<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>	<p>Limited or no impact or no requirement for mitigation</p>

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

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



Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>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)?</i></p>	<p>The site is not being proposed for residential development.</p>
<p><i>Overall rating</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i></p>	<p>The site is potentially suitable, and available.</p>
<p><i>Summary of justification for rating</i></p>	<p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, the visibility of the site from surrounding properties and the contribution of the area to the visual amenity of this part of the village, including potentially relating to the setting of heritage assets.</p> <p>The western part of the site is appropriate for the delivery of a community car park; such provision on this part of the site would limit potential impacts on the setting of the historic environment and on views from surrounding properties. The eastern part of the site would be appropriate for light industrial use provision with high quality design and layout which supports the existing character of the village and the visual amenity of the area. A more detailed assessment of potential impacts on the setting of the historic environment (specifically the church) and the integration of design measures to limit potential adverse impacts may also be required. Likewise, proposals should be expected to demonstrate that they would not adversely impact the amenity of neighbouring properties or residents.</p>

Site 3: Land to the south west of Tinnars Croft, St Newlyn East

Topic	Details
<i>Site Reference / Name</i>	Land to the south west of Tinnars Croft, St Newlyn East
	
Site Address / Location	Grid reference: SW828560
Gross Site Area (Hectares)	1.6 ha
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural, fallow land
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	35-45 dwellings
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	PA18/04713 for the construction of 17 dwellings (including five affordable) was approved with conditions in October 2018 (northern field)
Neighbouring uses	Residential to the north and west, agricultural to the east and south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <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>	<p>Yes: Zone of Influence for the Penhale Dunes SAC</p> <p>Yes: SSSI Impact Risk Zones for the Newlyn Downs SSSI, specifically:</p> <p>"residential development of 100 units or more" and "rural residential development of 50 or more units outside existing settlements and/or urban areas" and "rural non-residential developments outside urban areas where the floorspace is >1000m² or the footprint exceeds 0.2 ha"</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No: Metha Wood County Wildlife Site is approximately 600m to the east</p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>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</p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Whole of the site is underlain by Grade 2 (very good) agricultural land</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>No: However, the site is bordered by trees and hedgerows which should be retained and enhanced (where appropriate) through development proposals.</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Gently sloping to the south</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Access into the eastern section of the site is possible via a small lane from Station Road. However, this access is currently unsuitable for frequent use due to its narrow width (approximately 3m wide). However, access into the northern section of the site is potentially possible via an extension of the new development being constructed at Tinnens Croft (PA18/04713)</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>No existing access for pedestrians or cyclists</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>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></p> <p>Yes / No / Unknown</p>	No
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	No

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m Services and facilities in St Newlyn East village centre, including a local shop, church and public house,
Bus / Tram Stop	<400m To the north west of the site along Station Road.
Train station	>1200m Nearest station located approximately 5km to the north of the site, in Newquay or in Quintrell Downs.
Primary School	<400m St Newlyn East Primary School located to the west of the site.
Secondary School	>3900m Located in Newquay, approximately 5km to the north of the site.
Open Space / recreation facilities	400m-1200m St Newlyn East Cricket Club and Skatepark located to the north west of the site.
Cycle Route	<400m Station Road, to the west of the site, is part of the Sustrans National Cycle Network (Route 32).

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><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></p> <p><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></p> <p><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></p>	<p>Medium sensitivity: Site is relatively open in character and there are long views to the south over the surrounding countryside. Site is within the Newlyn Downs Landscape Character Area.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><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></p> <p><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></p> <p><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></p>	<p>Medium sensitivity: Direct views into the site from approximately 15 properties along Station Road (western boundary) and five properties at Trewithen Parc (western boundary).</p>

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
<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></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<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></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	No
<p><i>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?</i> Yes / No / Unknown</p>	No
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	No
<p><i>Is the site:</i></p> <p>Greenfield <i>A mix of greenfield and previously developed land</i> Previously developed land?</p>	Greenfield
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p>Within the existing built up area (infill)? <i>Adjacent to and connected to the existing built up area?</i> Outside and not connected to the existing built up area?</p>	Adjacent to and connected to the existing built up area
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p>Within the existing settlement boundary? <i>Adjacent to and connected to the existing settlement boundary?</i> Outside and not connected to the existing settlement boundary?</p>	Adjacent to and connected to the existing settlement boundary
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	No

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	No
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	12-18 months



Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<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>	<p>35-45 dwellings being proposed by landowner</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available</i>.</p> <p>The site is <i>not currently suitable, and available</i>.</p> <p>Are there any known viability issues? Yes / No</p>	<p>The site is <i>potentially suitable, and available</i>.</p>
<p>Summary of justification for rating</p>	<p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, impacts on the open landscape, the visibility of the site from surrounding properties and potential access issues. Otherwise the site has good potential for development given its proximity to services and facilities in St Newlyn East, and opportunities for delivering homes of a range of types and tenures. Development at the site would therefore need to address potential access issues, and be of high quality design and layout which supports the existing character of the village and limits adverse impacts on landscape character. There may also be opportunities for the delivery of new community infrastructure alongside new development such as allotments to reflect the productivity of the land.</p>

Site 4: Land to the south west of Halt Road, St Newlyn East

Topic	Details
<i>Site Reference / Name</i>	Land to the south west of Halt Road, St Newlyn East
	
Site Address / Location	Grid reference: SW829559
Gross Site Area (Hectares)	3.2 ha
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural (grazing)
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	90 dwellings (phased over 3 years)
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	None recent or relevant on site. However, PA19/10827 (EIA Screening Opinion) for a proposed multi-use trail for walkers, cyclists and horse riders was completed along Halt Rd

Topic	Details
Neighbouring uses	Agricultural to the north east, south and west, residential to the north west.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <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>	<p>Yes: Zone of Influence for the Penhale Dunes SAC</p> <p>Yes: SSSI Impact Risk Zones for the Newlyn Downs SSSI, specifically:</p> <p>"residential development of 100 units or more" and "rural residential development of 50 or more units outside existing settlements and/or urban areas" and "rural non-residential developments outside urban areas where the floorspace is >1000m² or the footprint exceeds 0.2 ha"</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No: Metha Wood County Wildlife Site approximately 600m to the east</p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>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</p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Whole of the site is underlain by Grade 2 (very good) agricultural land</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>No: However, the site is bordered by banks and hedgerows which should be retained and enhanced (where appropriate) through development proposals.</p>
<p>Site is <i>predominantly, or wholly, within or adjacent to</i> an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Gently sloping to the south</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Access into the northern section of the site via a turning from Halt Rd.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes: Access into the northern section of the site via a turning from Halt Rd. Whilst existing pedestrian and cycle access is not possible, a multi-use trail is proposed for Halt Rd through PA19/10827</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

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

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m Services and facilities in St Newlyn East village centre, including a local shop, church and public house,
Bus / Tram Stop	<400m To the north of the site along 'The Butts' and 'Cargoll Road'.
Train station	>1200m Nearest station located approximately 5km to the north of the site, in Newquay or in Quintrell Downs.
Primary School	400m-1200m St Newlyn East Primary School located to the west of the site.
Secondary School	>3900m Located in Newquay, approximately 5km to the north of the site.
Open Space / recreation facilities	400m-1200m St Newlyn East Cricket Club and Skatepark located to the north west of the site.
Cycle Route	<400m 'The Butts' and 'Station Road' are part of the Sustrans National Cycle Network (Route 32).

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><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></p> <p><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></p> <p><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></p>	<p>Medium sensitivity: site is open in character and there are long views to the south over the surrounding countryside. The site is within the Newlyn Downs Landscape Character Area.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><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></p> <p><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></p> <p><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></p>	<p>Medium sensitivity: direct views into the site from properties at Tinnars Croft (north west of site).</p>

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
<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>	<p>Limited or no impact or no requirement for mitigation</p>
<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>	<p><i>Some impact, and/or mitigation possible</i> Cornwall and Scilly HER entry MCO61567 'Ventonarren - Post Medieval Almshouses' adjacent to the north eastern corner of the site</p>

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	No
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	3 years (phasing)



Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>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)?</i></p>	<p>90 dwellings proposed by landowner</p>
<p><i>Other key information</i></p>	
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues?</i> <i>Yes / No</i></p>	<p>The site is potentially suitable, and available.</p>
<p><i>Summary of justification for rating</i></p>	<p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, impacts on the open landscape and the visibility of the site from surrounding properties. Otherwise the site has good potential for development given its proximity to services and facilities in St Newlyn East, and opportunities for delivering homes of a range of types and tenures. Development at the site would therefore need to be of high quality design and layout which supports the existing character of the village and visual amenity, and limits adverse impacts on landscape character. There may also be opportunities for the delivery of new community infrastructure.</p>

Site 5: Land to the west of the A3076, Mitchell

Topic	Details
<i>Site Reference / Name</i>	Land to the west of the A3076, Mitchell
	
Site Address / Location	Grid reference: SW860549
Gross Site Area (Hectares)	1.6 ha
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural (arable)
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Employment
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A – site has been proposed for employment uses
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	None recent or relevant
Neighbouring uses	Agricultural, A30 road to the south

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <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>	<p>Yes: Zone of Influence for the Penhale Dunes SAC</p> <p>Yes: SSSI Impact Risk Zones for the Carrick Heaths SSSI, specifically:</p> <p>"residential development of 100 units or more" and "rural residential development of 100 or more units outside existing settlements and/or urban areas"</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No: Benny Mill Valley County Wildlife Site approximately 250m to the west of the site</p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>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</p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Unknown – no detailed assessment undertaken. However, regional maps show the site is underlain by Grade 3 (good) agricultural land.</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>No: However, the site is bordered by hedgerows which should be retained and enhanced (where appropriate) through development proposals.</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat or relatively flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Access into the northern or the southern section of the site is possible from the existing road network.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes: Potential to create suitable access</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>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></p> <p>Yes / No / Unknown</p>	<p>Yes: Power lines along the southern boundary (partly overlapping with the site)</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m Mitchell village centre located to the south of the site.
Bus / Tram Stop	<400m To the south of the site, along Pillars Close.
Train station	>1200m Located in Newquay and Quintrell Downs, approximately 7km to the north of the site.
Primary School	>1200m St Newlyn East Primary School located approximately 2.5km to the north west of the site.
Secondary School	>3900m Located in Newquay, approximately 7km to the north of the site.
Open Space / recreation facilities	<400m Play park within Mitchell village centre.
Cycle Route	>800m Sustrans National Cycle Network (Route 32) accessible approximately 3km to the west of the site.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><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></p> <p><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></p> <p><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></p>	<p>Low sensitivity: The site fairly open in character but is separate from the existing village of Mitchell, located to the north of the A30. The site is only visible from the road network. The site is within the Newlyn Downs Landscape Character Area.</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><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></p> <p><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></p> <p><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></p>	<p>Low sensitivity</p>

Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<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>	<p><i>Limited or no impact or no requirement for mitigation</i> Mitchell Conservation Area located approximately 50m to the south of the site but is screened from view form vegetation and flat topography.</p>
<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>	<p><i>Some impact, and/or mitigation possible</i> Cornwall and Scilly HER entries adjacent to the site include:</p> <p>'Mitchell, Pre-historic Enclosure' (MCO32269) – field adjacent to the western site boundary</p> <p>'Mitchell, Post-medieval Milestone' (MCO53375) – north of the site</p> <p>'Mitchell, Undated Hollow Way' (MCO33563) – field to the north west of the site</p>

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> Previously developed land?	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Outside and not connected to the existing built up area
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	Outside and not connected to the existing settlement boundary
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

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



Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>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)?</i></p>	<p>N/A - Site has been proposed for employment uses.</p>
<p><i>Other key information</i></p>	<p>Noise from A30</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues?</i></p> <p><i>Yes / No</i></p>	<p>The site is suitable and available</p>
<p><i>Summary of justification for rating</i></p>	<p>The site offers significant opportunities for employment development given its ready access to the strategic road network, its relative lack of on-site constraints and its potential viability. The site also offers opportunities for the provision of land for the relocation of existing employment uses in Mitchell away from more sensitive locations within the village centre with access issues.</p>

Site 6: Land to the east of the A3076, Mitchell

Topic	Details
<i>Site Reference / Name</i>	Land to the east of the A3076, Mitchell
	
Site Address / Location	Grid reference: SW862550
Gross Site Area (Hectares)	2.7 ha
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural / some caravans in the northern section of the site
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Employment
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A – site has been proposed for employment uses
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	None recent or relevant
Neighbouring uses	Agricultural, A30 road to the south

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <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>	<p>Yes: Zone of Influence for the Penhale Dunes SAC</p> <p>Yes: SSSI Impact Risk Zones for the Carrick Heaths SSSI, specifically:</p> <p>"residential development of 100 units or more" and "rural residential development of 100 or more units outside existing settlements and/or urban areas"</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No: Benny Mill Valley County Wildlife Site approximately 300m to the west and north west of the site</p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>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</p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Unknown – no detailed assessment undertaken. However, regional maps show the site is underlain by Grade 3 (good) agricultural land.</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>No: However, the site is bordered by hedgerows which should be retained and enhanced (where appropriate) through development proposals.</p>
<p>Site is <i>predominantly, or wholly, within or adjacent to</i> an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Relatively flat but gently sloping in places</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Access into the southern section of the site is possible from the existing road network.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes: Potential to create suitable access</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>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></p> <p>Yes / No / Unknown</p>	<p>Yes: Power lines crossing the site</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m Mitchell village centre located to the south of the site.
Bus / Tram Stop	<400m To the south of the site, along Pillars Close.
Train station	>1200m Located in Newquay and Quintrell Downs, approximately 7km to the north of the site.
Primary School	>1200m St Newlyn East Primary School located approximately 2.5km to the north west of the site.
Secondary School	>3900m Located in Newquay, approximately 7km to the north of the site.
Open Space / recreation facilities	<400m Play park within Mitchell village centre.
Cycle Route	>800m Sustrans National Cycle Network (Route 32) accessible approximately 3km to the west of the site.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low sensitivity: The site fairly open in character but is separate from the existing village of Mitchell, located to the north of the A30. The site is only visible from the road network. The site is within the Newlyn Downs Landscape Character Area.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <p>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.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Low sensitivity</p>

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
<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

<i>Indicator of Suitability</i>	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	No
<p><i>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?</i> <i>Yes / No / Unknown</i></p>	No
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	No
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	Greenfield

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

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



Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>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)?</i></p>	<p>N/A – site is proposed for employment uses</p>
<p><i>Other key information</i></p>	<p>Noise from A30</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues?</i></p> <p><i>Yes / No</i></p>	<p>The site is suitable and available</p>
<p><i>Summary of justification for rating</i></p>	<p>The site offers significant opportunities for employment development given its ready access to the strategic road network, its relative lack of on-site constraints and its potential viability. The site also offers opportunities for the provision of land for the relocation of existing employment uses in Mitchell away from more sensitive locations within the village centre with access issues.</p>

Site 7: Land to the south of the A30, Mitchell

Topic	Details
<i>Site Reference / Name</i>	Land to the south of the A30, Mitchell
	
Site Address / Location	Grid reference: SW863547
Gross Site Area (Hectares)	1.4 ha
SHLAA/SHELAA Reference (if applicable)	S628 (western field)
Existing land use	Agricultural (pastoral)
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	33 dwellings
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	SHLAA
Planning history (Live or previous planning applications/decisions)	None recent or relevant
Neighbouring uses	Agricultural to the south, A30 road to the north and east, residential to the west

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <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>	<p>Yes: Zone of Influence for the Penhale Dunes SAC</p> <p>Yes: SSSI Impact Risk Zones for the Carrick Heaths SSSI, specifically:</p> <p>"residential development of 100 units or more" and "rural residential development of 100 or more units outside existing settlements and/or urban areas"</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No: Benny Mill Valley County Wildlife Site approximately 500m to the north west of the site</p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>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</p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Whole of the site is underlain by Grade 2 (very good) agricultural land</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>No: However, most of the site is bordered by hedgerows and small trees which should be retained and enhanced (where appropriate) through development proposals.</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat or relatively flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes – access into the southern section of the site is possible via the road leading into the village from the A30</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes – site is within proximity to pedestrian walkways but not currently connected to the network.</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>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></p> <p>Yes / No / Unknown</p>	<p>Yes: power lines across the site</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m Mitchell village centre located to the west of the site.
Bus / Tram Stop	<400m To the south of the site, along Pillars Close.
Train station	>1200m Located in Newquay and Quintrell Downs, approximately 7km to the north of the site.
Primary School	>1200m St Newlyn East Primary School located approximately 2.5km to the north west of the site.
Secondary School	>3900m Located in Newquay, approximately 7km to the north of the site.
Open Space / recreation facilities	<400m Play park within Mitchell village centre.
Cycle Route	>800m Sustrans National Cycle Network (Route 32) accessible approximately 3km to the west of the site.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low sensitivity: the site is relatively flat and benefits from screening from surrounding vegetation. The site is within the Newlyn Downs Landscape Character Area</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <p>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.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Medium sensitivity: some direct views into the site from properties located along the western boundary (Four Winds)</p>

Heritage Constraints

Indicator of Suitability	Assessment
<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></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible Mitchell Conservation Area approximately 50m to the south west of the site. Development on the site would potentially be visible from the conservation area.</p>
<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></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible Cornwall and Scilly HER entry MCO9180 'Post-Medieval Blacksmiths Workshop, Mitchell' located at the south western corner of the site.</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>Greenfield</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

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



Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>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)?</i></p>	<p>Potential indicative housing capacity (modelled approach) is 33 dwellings.</p>
<p><i>Other key information</i></p>	<p>Noise from A30</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues?</i></p> <p><i>Yes / No</i></p>	<p>The site is potentially suitable, and available.</p>
<p><i>Summary of justification for rating</i></p>	<p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, issues relating to noise pollution and the visibility of the site from adjacent properties to the west. Otherwise the site has good potential for development given its proximity to Mitchell village centre, its lack of viability issues and opportunities for delivering homes of a range of types and tenures.</p> <p>Development at the site would however need to be located appropriately, and appropriate buffers and/or screening/planting included to limit noise quality issues. Development would also need to be of high quality design and layout which supports the existing character of the village.</p>

Site 8: Land to the south of Pillars Close, Mitchell

Topic	Details
<i>Site Reference / Name</i>	Land to the south of Pillars Close, Mitchell
	
Site Address / Location	Grid reference: SW861544
Gross Site Area (Hectares)	2.8 ha
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural, paddock in the eastern section
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	63 dwellings
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	None recent of relevant on the site. However, PA17/04337 for the construction of three dwellings was approved with conditions in July 2017 on land directly to the north east of the site
Neighbouring uses	Agricultural to the east, south and west; residential / commercial to the north

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <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>	<p>Yes: Zone of Influence for the Penhale Dunes SAC</p> <p>Yes: SSSI Impact Risk Zones for the Carrick Heaths SSSI, specifically:</p> <p>"residential development of 100 units or more" and "rural residential development of 100 or more units (50 or more units in the south western corner of the site) outside existing settlements and/or urban areas"</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No: Benny Mill Valley County Wildlife Site approximately 500m to the north</p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>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</p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Whole of the site is underlain by Grade 2 (very good) agricultural land</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>No: However, most of the site is bordered by hedgerows and trees which should be retained and enhanced (where appropriate) through development proposals.</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Gently sloping to the north.</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Potential to create an access point into the northern section of the site via an extension of the road network at Pillar's Close. This would require the removal of vegetation.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes: Potential to establish access for pedestrians and cyclists</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No: However, there is a public footpath (ref: 324/6/1) passing alongside the western site boundary</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No: However, there are individual TPOs to the north and north west of the site</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

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

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m Mitchell village centre located to the north of the site.
Bus / Tram Stop	<400m To the north of the site, along Pillars Close.
Train station	>1200m Located in Newquay and Quintrell Downs, approximately 7km to the north of the site.
Primary School	>1200m St Newlyn East Primary School located approximately 2.5km to the north west of the site.
Secondary School	>3900m Located in Newquay, approximately 7km to the north of the site.
Open Space / recreation facilities	<400m Play park within Mitchell village centre.
Cycle Route	>800m Sustrans National Cycle Network (Route 32) accessible approximately 3km to the west of the site.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><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></p> <p><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></p> <p><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></p>	<p>Low sensitivity: site is relatively screened from view. The site is within the Newlyn Downs Landscape Character Area</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><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></p> <p><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></p> <p><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></p>	<p>Medium sensitivity: some views into the site from properties adjacent to the northern boundary</p>

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
<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></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible Site is adjacent to the Mitchell Conservation Area. Some views into the site from the conservation area, but most are obscured from existing vegetation.</p>
<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></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation Cornwall and Scilly HER entry 'Mitchell, Modern School' (MCO53144) approximately 50m to the east of the site and screened from view.</p>

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>Greenfield</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>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)?</i></p>	<p>Potential indicative housing capacity (modelled approach) is 63 dwellings.</p>
<p><i>Other key information</i></p>	
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues? Yes / No</i></p>	<p>The site is potentially suitable, and available.</p>
<p><i>Summary of justification for rating</i></p>	<p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, potential impacts on the setting of the Mitchell Conservation Area, the visibility of the site from surrounding properties and potential biodiversity issues associated with the presence of SSSI IRZs. Development of the whole site would lead to significant changes in the built form of the settlement. Otherwise the site has good potential for development given its proximity to Mitchell village centre, and opportunities for delivering homes of a range of types and tenures. Development at the site would therefore need to be of appropriate scale, incorporate high quality design and layout which supports the existing character of the village (including its historic environment) and visual amenity and enhances the site's biodiversity offer. There may also be opportunities for the delivery of new community infrastructure.</p>

Site 9: Land at Chapel Terrace, Mitchell

Topic	Details
<i>Site Reference / Name</i>	Land at Chapel Terrace, Mitchell
	
Site Address / Location	Grid reference: SW858545
Gross Site Area (Hectares)	0.2 ha
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Commercial / employment / areas of hardstanding
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5 dwellings
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	None recent or relevant on the site. However, outline planning application PA18/02182 for the construction of 37 dwellings on the field to the north east of the site was approved with conditions in December 2018

Topic	Details
Neighbouring uses	Residential and commercial

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <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>	<p>Yes: Zone of Influence for the Penhale Dunes SAC</p> <p>Yes: SSSI Impact Risk Zones for the Carrick Heaths SSSI, specifically:</p> <p>"residential development of 100 units or more" and "rural residential development of 100 or more units (50 or more units in the south western corner of the site) outside existing settlements and/or urban areas"</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No: Benny Mill Valley County Wildlife Site approximately 450m to the north</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes – via the main road through the village
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	Yes – existing pedestrian access to the site
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	No
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown

Indicator of Suitability	Assessment
<p><i>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></p> <p>Yes / No / Unknown</p>	<p>Yes: power lines over the site</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m Mitchell village centre located to the east of the site.
Bus / Tram Stop	<400m To the east of the site, along Pillars Close.
Train station	>1200m Located in Newquay and Quintrell Downs, approximately 7km to the north of the site.
Primary School	>1200m St Newlyn East Primary School located approximately 2.5km to the north west of the site.
Secondary School	>3900m Located in Newquay, approximately 7km to the north of the site.
Open Space / recreation facilities	<400m Play park within Mitchell village centre.
Cycle Route	>800m Sustrans National Cycle Network (Route 32) accessible approximately 3km to the west of the site.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low sensitivity: site is a brownfield area within the existing settlement. Site is within the Newlyn Downs Landscape Character Area</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <p>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.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Low sensitivity</p>

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
<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></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Some impact, and/or mitigation possible</i> Adjacent to Mitchell Conservation Area (east and south of the site).</p>
<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></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Some impact, and/or mitigation possible</i> Cornwall and Scilly HER entry 'Post-Medieval non-conformist chapel' (MCO32350) approximately 25m to the east of the site. Called 'Wesleyan Chapel, the building is also Grade II listed.</p>

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>Previously developed land</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Within the existing built up area (infill)</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Within the existing settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	No

Assessment of Availability

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


Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i></p> <p>Yes / No / Unknown.</p>	Unknown
<p><i>What evidence is available to support this judgement?</i></p>	

Conclusions

Conclusions	Assessment
<p><i>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)?</i></p>	<p>Potential indicative housing capacity (modelled approach) is 5 dwellings.</p>
<p><i>Other key information</i></p>	<p>Noise from A30</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues?</i></p> <p><i>Yes / No</i></p>	<p>The site is potentially suitable, and available.</p>
<p><i>Summary of justification for rating</i></p>	<p>The site is located in the village centre and has the capacity to deliver a number of homes in an accessible location. The site is located in a very sensitive location in relation to the historic environment resource of the village. However, given the current land uses on the site, which are detrimental to the setting of the conservation area, high quality development with sensitive and appropriate design has significant opportunities for delivering enhancements to the setting of the historic environment.</p> <p>Development of the site would lead to the loss of existing employment land. However, the site would be appropriate taking forward through the Neighbourhood Plan if alternative employment land is identified for current uses.</p>

Site 10: Land alongside Fair Park View

Topic	Details
<i>Site Reference / Name</i>	Land alongside Fair Park View, Mitchell
	
Site Address / Location	Grid reference: SW862544
Gross Site Area (Hectares)	0.90 ha (approximately)
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	21 dwellings
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	None recent of relevant on the site. However, PA17/04337 for the construction of three dwellings was approved with conditions in July 2017 on land directly to the north of the site
Neighbouring uses	Agricultural to the east, south and west; residential / commercial to the north

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <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>	<p>Yes: Zone of Influence for the Penhale Dunes SAC</p> <p>Yes: SSSI Impact Risk Zones for the Carrick Heaths SSSI, specifically:</p> <p>"residential development of 100 units or more" and "rural residential development of 100 or more units outside existing settlements and/or urban areas"</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No: Benny Mill Valley County Wildlife Site approximately 500m to the north</p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>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</p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Whole of the site is underlain by Grade 2 (very good) agricultural land</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> • <i>UK BAP Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> <p><i>Yes / No / Unknown</i></p>	<p>No: However, most of the site is bordered by hedgerows and trees which should be retained and enhanced (where appropriate) through development proposals.</p>
<p>Site is <i>predominantly, or wholly, within or adjacent to</i> an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Gently sloping to the north.</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes: Potential to create an access point into the eastern section of the site via the creation of a turning from Fair Park View. This would require the removal of vegetation and small trees.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes: Potential to establish access for pedestrians and cyclists.</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

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

Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<400m Mitchell village centre located to the north of the site.
Bus / Tram Stop	<400m To the north of the site, along Pillars Close.
Train station	>1200m Located in Newquay and Quintrell Downs, approximately 7km to the north of the site.
Primary School	>1200m St Newlyn East Primary School located approximately 2.5km to the north west of the site.
Secondary School	>3900m Located in Newquay, approximately 7km to the north of the site.
Open Space / recreation facilities	<400m Play park within Mitchell village centre.
Cycle Route	>800m Sustrans National Cycle Network (Route 32) accessible approximately 3km to the west of the site.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low sensitivity: site is relatively screened from view. The site is within the Newlyn Downs Landscape Character Area</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <p>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.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Medium sensitivity: some views into the site from properties adjacent to the northern boundary</p>

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
<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>	<p><i>Limited or no impact or no requirement for mitigation</i> Mitchell Conservation Area located approximately 50m to the north of the site. Site benefits from screening from vegetation, limiting potential views to / from the Conservation Area.</p>
<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>	<p><i>Limited or no impact or no requirement for mitigation</i> Cornwall and Scilly HER entry 'Mitchell, Modern School' (MCO53144) adjacent to the eastern site boundary but largely screened from view.</p>

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>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?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>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)?</i></p>	<p>Potential indicative housing capacity (modelled approach) is 21 dwellings.</p>
<p><i>Other key information</i></p>	
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues? Yes / No</i></p>	<p>The site is potentially suitable, and available.</p>
<p><i>Summary of justification for rating</i></p>	<p>The site has been provided with an 'amber' score given constraints including the loss of productive BMV agricultural land, the visibility of the site from surrounding properties and the lack of existing access into the site. Likewise, development of the whole site would result in changes in the built form of the settlement, extending the boundary of the village to the south. Otherwise the site has good potential for development given its proximity to Mitchell village centre, and opportunities for delivering homes of a range of types and tenures (including self-build).</p> <p>Development at the site would therefore need to be of appropriate scale, incorporate high quality design and layout which supports the existing character of the village (including its historic environment) and visual amenity, provides suitable accessibility for vehicles and pedestrians, and enhances the site's biodiversity offer.</p>

