



Cornwall Local Plan

**An assessment of SHLAA sites potentially
within the setting of the Cornwall AONB and
Tamar Valley AONB**

Cornwall Council

December 2015

Disclaimer:

For clarification, this study has been undertaken to assess sites that may potentially be within the setting of the Cornwall and Tamar Valley Areas of Outstanding Natural Beauty.

Sites for the study to examine were chosen in a desktop exercise by the Cornwall AONB Manager (and subsequently checked by the Tamar Valley AONB Planning Officer) and the Local plans joint Group Leader.

Assessments were undertaken by Development Officers (Strategic Plan Section) and then a selection of those sites were assessed by the Council's Landscape Officer and officers from the AONB Partnerships.

The first stage of the study assessed the likely impact of theoretical development on the chosen sites, whilst the second study was a reassessment of the sites to pose a question as to whether the sites were in fact in the setting of the AONBs. Assessors were asked to state whether the site could be seen from the AONBs or had views of the AONBs. Sites that were not in the setting were automatically shown to be of high capacity.

The capacity scores demonstrate whether a theoretical residential development is likely to impact on the setting of either AONB. The scores shown should not be taken to imply that all or any part of the site is suitable for development. Inclusion of the sites does not mean that any sort of principle for development has been established for a site. Full landscape assessment of any of the sites is still required before any application is to proceed to submission or determination. None of the assessments given here are binding upon the Council in the event of a planning application being submitted for the sites.

Summary of background

Following representations submitted with regard to the emerging Cornwall Local Plan by the Cornwall AONB Unit and Natural England, a number of meetings have taken place to discuss work that could be undertaken to help address the concerns raised.

Principally the concerns raised relate to the following:

- The strategic nature of the Local Plan means that minimum growth distribution (in particular housing) is broken down to the key settlements and thereafter for the Community Network Area only – growth is not quantitatively dispersed to a parish or smaller settlement level. As a result, concern is expressed by the Cornwall AONB Unit (and shared by the Tamar Valley AONB) that settlements in or adjoining the AONB could be placed under undue pressure in conflict with the purposes of the designations to accommodate the minimum growth levels of the CNA, particularly in cases where there is shortfall in the CNA itself (note para 1.36 (1.41) of CLP outlines that a deficiency in 5 year supply should be accommodated within the CNA);
- On the basis that development could potentially need to occur within the Cornwall AONB (and also the Tamar Valley AONB), further work is required to assess the capacity of the larger settlements¹ within the AONBs with respect to their landscape sensitivity to ensure that such development conserves and enhances the landscape character and natural beauty of the AONB. This aligns with the context of paragraphs 7, 14, 115 and 116 of the NPPF;
- The potential effect on the setting of the AONBs by expansion of settlements outside of, but either adjacent to or within the setting of the AONBs.

In response to this, the following two actions were proposed to address these concerns and ensure impacts are properly assessed for each CNA that includes areas of AONB:

- 1) Where there is likely to be pressure for development within/adjoining C category settlements in an AONB (notwithstanding that target housing provision can be met from settlements outside the AONBs), assessment will be carried out separately to this study to establish the sensitivity and capacity of the landscape and the degree of harm likely to be caused to the purposes/objectives of the AONBs through development;
- 2) Where sites are identified within the SHLAA as having potential for delivery of housing and where they fall adjacent to or within the setting of an AONB, the capacity of the landscape to accommodate development of such sites will be assessed.

¹ A definition of this by Cornwall Council is that of category C settlements. Those settlements have been identified as small towns and villages that meet local needs for some services, facilities and employment. Settlements below this level (D onwards) will normally only be subject to more limited windfall infill development.

- 3) Identify if there any required changes to policies/ supporting text concerning the distribution of growth/ housing in relation to AONB's.

In respect of the first action, a scoping was produced in conjunction with the Cornwall AONB Partnership and the Landscape Officers and a brief was prepared for the study. However the study has been delayed on the basis of the following issues and actions:

- Policy has been revised for the Local Plan, providing a more defined approach to prevent major development in AONBs;
- All SHLAA sites in the AONBs have been discounted from potential delivery figures for each Community Network Area in accordance with the new policy stance;
- The final costing of the project and the work required in the form proposed would have been disproportionate to the evidence requirements, especially in the light of conclusions that land in the AONBs would not be needed to meet CNA targets and the introduction of stricter policy regarding major development; and
- The Council will continue to work with the AONB Partnerships to develop a proportionate assessment process of settlement edge sensitivity that will form the basis of SPD and help to inform the development of the Landscape Strategy. The timetable for this work is set out in the Council's Local Development Scheme.

The second action is the subject of this study. For this work a scope and methodology has been agreed between Planning and the AONB Partnerships. This is attached at **Appendix 1**. The revised criteria are attached at **Appendix 2**.

The scope and role of the SHLAA assessments

52 SHLAA sites were identified on the boundary of, or within the setting of the AONBs, and an assessment was undertaken by Planning Officers using an adapted version of the 'Development Management Toolkit – Judging Landscape Capacity' to determine whether these sites had the potential to accept housing development without an adverse impact on the AONB and its setting.

The methodology, designed to be used by planners to assess likely landscape sensitivity to change (and to form part of the proposed Landscape SPD), was applied to 52 SHLAA sites, considered to be most likely to affect the setting of the AONBs. The selection of sites most likely to affect the setting of the AONBs was undertaken by the Cornwall AONB Manager (in consultation with the Tamar Valley AONB Manager, for the eastern areas) and Planning.

The methodology provides an assessment of the landscape character of the cell through an assessment for the following features of each site of:

- Character significance;
- Character vulnerability;
- Character sensitivity to change;
- Visibility;
- Landscape sensitivity; and
- Value.

The cell is then recorded as having a development capacity ranging from high to low.

This assessment was carried out for each site.

Following a 'quality assessment' by the Council's Landscape Architect and the Cornwall AONB Manager, it was agreed that additional criteria needed to be added to the process to ensure that the impact on the AONBs were consistently reported. This had arisen as a result of some officers reviewing the site and discounting sites that were not visible within the setting of the AONBs. The re-assessment process ensures that moderate scores are dealt with consistently.

At a meeting on the 15th April between Planning, Landscape and the Cornwall AONB unit a sample of 13 sites were selected to review the conclusions of the initial assessments. The sites were chosen for either their scale or proximity to the Cornwall AONB boundary?

A review was carried out of the above 13 sites by the Landscape Unit and the Cornwall AONB unit over the week of Monday 20th of April 2015. Each site was visited and comments recorded against the original assessment. It was found that the conclusions drawn by the original assessors did not always concur with those of the reviewers. In some cases the site's capacity was judged to be either higher or lower than had been recorded.

It was decided at a subsequent meeting on the 27th April, that each of the 52 original assessments should be re-examined firstly as a desk top exercise using the following criteria, and then where necessary a secondary field assessment carried out.

Further work has now been undertaken on those sites to understand whether changes in the way that they are viewed would result in changes to the potential housing capacity expressed in the SHLAA. It has also been agreed that sites that are likely to have a low, low moderate or moderate capacity for growth without impact on the setting of the AONB would be discounted entirely. This work has reduced the number of sites used as a notional base for assessing the theoretical delivery of housing in each CNA (shown in **Tables 3 & 4**).

Following discussion with the Cornwall AONB Partnership Manager and the Council's Landscape Architect 5 sites were re-inspected by either the Landscape Architect or the CAONB Manager to finally agree the sites that had landscape

capacity within the setting of the AONBs. In the Tamar Valley area a further 5 sites were referred to the Tamar Valley AONB Manager.

These sites were:

Cornwall AONB setting:

S180 – Little Petherick – Following the site visit the CAONB Officer confirmed that this site analysis (couldn't be seen from the AONB) was correct and it was retained on the list as having moderate- high capacity for that reason.

S596 – Little Petherick - Following the site visit the CAONB Officer confirmed that this site analysis (couldn't be seen from the AONB) was correct and it was retained on the list as having high capacity for that reason.

S196b – Penzance - Following the site visit the landscape Architect confirmed that this site analysis (couldn't be seen from the CAONB) was correct and it was retained on the list as having high capacity for that reason.

SS373ab – Padstow - Following the site visit the CAONB Officer it was felt that the site could be viewed from the CAONB and therefore should revert to the previous score of moderate low with a notional loss of 52 dwellings for that CNA.

S733 (rev) – Porthleven - Following the site visit the CAONB Officer confirmed that if a section of the site is removed from the calculation the site analysis was correct and it was retained on the list as having moderate-high capacity for that reason. Changes to the site size resulted in notional loss of 10 dwellings.

Tamar Valley AONB:

S1256 – Callington - Following the site visit the TVAONB Officer confirmed that this site analysis (couldn't be seen from the AONB) was correct and it was retained on the list as having high capacity for that reason.

S692 – St Anns Chapel - Following the site visit the TVAONB Officer confirmed that this site analysis (couldn't be seen from the AONB) was correct and it was retained on the list as having high capacity for that reason.

S1199 – Torpoint - Following the site visit the TVAONB Officer confirmed that this site analysis (couldn't be seen from the AONB) was correct and it was retained on the list as having high capacity for that reason.

S109 – Saltash - Following the site visit the TVAONB Officer confirmed that this site analysis (couldn't be seen from the AONB) was correct and it was retained on the list as having high capacity for that reason.

S165 – Saltash - Following the site visit the TVAONB Officer it was felt that the site could be viewed from additional points in the TVAONB and therefore should revert to the previous score of moderate with a notional loss of 416 dwellings for that CNA in the Saltash urban area.

The remaining SHLAA sites were discounted by a further 30% to allow for non-delivery of the sites. This proportion of discount has been applied to SHLAA sites in the main towns based on an assessment of the actual rates of delivery of urban capacity sites (prior to the introduction of SHLAA). On average 30% of those sites were not delivered. On this basis it is considered to be a robust figure.

Table 1: Analysis of baseline situation

Network area	local plan requirement outside main towns	Completions 2010-15	permissions unstarted or under construction	residual requirement without windfall allowance
Bodmin	100	34	32	34
Bude	600	136	106	358
Camborne/Pool/Redruth	1000	276	213	511
Camelford	1000	247	425	328
Caradon	1000	734	392	674
China Clay	1800	68	75	207
Cornwall Gateway	350	291	268	441
Falmouth & Penryn	600	215	237	148
Hayle & St Ives	480	150	209	121
Helston & Lizard	1100	391	440	269
Launceston	500	145	143	212
Liskeard & Looe	1500	398	710	392
Newquay & St Columb	400	136	176	88
St Agnes & Perranporth	1100	385	449	266
St Austell & Mevagissey	300	208	69	23
St Blazey & Lostwithiel	900	308	316	276
Truro & Roseland	1200	462	261	477
Wadebridge & Padstow	1000	340	298	462
West Penwith	1000	280	454	266
Totals	16230	5,204	5,273	5,853

The baseline position sets out the proposed housing requirement for each of the CNAs, excluding the urban area. This is a draft proposed figure following the uplift recommended by the Inspector after the first part of the Local Plan Examination in May 2015. The completions and commitments are taken from April 2015 (using the most recent updates available) for each Community

Network Area and the residual housing requirement figure at that date. For the purposes of establishing the baseline, it does not show any windfall allowance or SHLAA capacity. The total residual housing figure represents around 36% of the total original requirement for the portion of the CNAs outside of the main towns.

Whilst the Council's approach for the purpose of the study is not to apply a windfall allowance to the CNAs, **table 2** is added for completeness to show what that scenario would look like.

Table 2 – Baseline, plus windfall allowance

Location	Proposed Allocation	Completions 2010-15	Planning Permission Not Started and Under Construction	Remaining Reqt before windfall	Expected windfall 2020-30	Remainder after windfall added
Bodmin CNA residual	100	34	32	34	70	-36
Bude CNA residual	600	136	106	358	220	138
Camelford CNA	1,000	276	213	511	250	261
Caradon CNA	1,000	247	425	328	280	48
China Clay CNA	1,800	734	392	674	360	314
Cornwall Gateway CNA residual	350	68	75	207	50	157
CPR CNA residual	1000	291	268	441	330	111
Falmouth and Penryn CNA residual	600	215	237	148	160	-12
Hayle and St Ives CNA residual	480	150	209	121	110	11
Helston and the Lizard CNA residual	1,100	391	440	269	500	-231
Launceston CNA residual	500	145	143	212	230	-18
Liskeard and Looe CNA residual	1,500	398	710	392	320	72
Newquay and St Columb CNA residual	400	136	176	88	120	-32
St Agnes and Perranporth CNA	1,100	385	449	266	250	16
St Austell CNA residual	300	208	69	23	120	-97
St Blazey, Fowey and Lostwithiel CNA	900	308	316	276	230	46
Truro and Roseland CNA residual	1200	462	261	477	330	147
Wadebridge and Padstow CNA residual	1,000	340	298	362	280	82
West Penwith CNA residual	1,000	280	454	266	300	-34
TOTAL:	16,330	5,204	5,273	5,853	4510	1343

Table 3 shows the SHLAA sites that were agreed by the AONB Managers and Local Plans Team Leader to be examined as potentially having an impact on the setting of the AONBs in their respective Community Network Areas. The capacity of these sites was adjusted as shown, following the examination of their landscape impacts on the AONBs. The final (adjusted) column shows capacity of the sites that were in the end agreed not to have an impact on the setting of the AONBs.

Table 3: scores adjusted following re-evaluation of SHLAA setting sites

Site Ref	Settlement CNA	Settlement		Initial capacity recording	revised capacity recording	Adjusted capacity ²
S282	Settlement CNA	Blisland	36	low	mod - low	0
S1306	Camelford	Delabole	52	moderate-high	mod-high	52
S456Rev	Camelford	Delabole	40	moderate-high	high	40
S560	Camelford	Delabole	94	moderate-high	mod-high	94
S102	Caradon	Callington	106	moderate	Moderate	0
S1256	Caradon	Callington	200	moderate	high	200
S177a	Caradon	St Mellion	29	moderate-high	high	29
S177b	Caradon	St Mellion	41	moderate-high	High	41
S194	Caradon	Callington	50	moderate-high	high	50
S406	Caradon	Kelly Bray	80	moderate	Moderate	0
S692	Caradon	St Anne's Chapel	60	moderate	high	60
S694Rev	Caradon	Gunnislake	25	high	high	25
S708	Caradon	St Mellion	20	moderate-high	high	20
S1199	Cornwall Gateway	Torpoint	120	moderate	High	120
S109	Cornwall Gateway	Saltash	45	moderate-low	High	45
S165	Cornwall Gateway	Saltash	416	moderate	moderate	0
S703	Cornwall Gateway	Polbathic	30	moderate	Moderate	0

² Sites judged to have moderate, low moderate or low capacity for development have been entirely discounted for the purpose of this study and these are shown as zero scores.

S116	Cornwall Gateway	Saltash	316	moderate	Moderate	0
S441	Falmouth & Penryn	Penryn	100	low	Low	0
S467	Falmouth & Penryn	Falmouth	40	low	Low	0
S065	Hayle & St Ives	St Ives	31	moderate	Moderate	0
S1287a	Hayle & St Ives	Carbis Bay	100	high	high	59
S1287b	Hayle & St Ives	Carbis Bay		moderate	moderate	0
S733(Rev)	Helston & The Lizard	Porthleven	200	moderate-high	Moderate-high	190
S745(Rev)	Helston & The Lizard	Helston	20	high	High	20
S1196a	Liskeard & Looe	Looe	500	low	low	0
S1196b	Liskeard & Looe	Looe			low	0
S1196c	Liskeard & Looe	Looe		moderate	high	125
S718a	Liskeard & Looe	St Cleer	210	moderate-low	high	210
S718bRev	Liskeard & Looe	St Cleer	16	moderate-high	high	16
S091	St Agnes & Perranporth	St Agnes	37	moderate	Moderate	0
S1190	St Agnes & Perranporth	St Agnes	130	moderate	Moderate	0
S1263	St Blazey, Fowey & Lostwithiel	Par	700	moderate - high	high	700
S230a	Truro & Roseland	Truro	1000	low	low	0
S666a	Truro & Roseland	Truro	800	moderate	moderate	0
S666b	Truro & Roseland	Truro		low	low	
S666c	Truro & Roseland	Truro		low	low	
S090	Wadebridge & Padstow	Padstow	92	moderate	mod - low	0
S180	Wadebridge & Padstow	Little Petherick	20	moderate-high	mod-high	20
S373a(Rev)	Wadebridge & Padstow	Padstow	158	moderate-high	High	158
S373ab	Wadebridge & Padstow	Padstow		moderate-low	Mod - low	0
S373b	Wadebridge & Padstow	Padstow	60	moderate-high	High	60
S470	Wadebridge & Padstow	Wadebridge	22	moderate	mod-high	22
S505	Wadebridge & Padstow	Whitecross	91	moderate	Moderate	0
S519	Wadebridge & Padstow	Splatt	14	high	high	14

S594	Wadebridge & Padstow	St Issey	13	moderate-low	mod - low	0
S596	Wadebridge & Padstow	Little Petherick	30	moderate-high	High	30
S196b	West Penwith	Penzance	55	moderate	high	55
S922	West Penwith	Marazion	21	moderate	Moderate	0
S923	West Penwith	Marazion	44	moderate	Moderate	0
S950 (Rev)	West Penwith	Sennen	45	moderate	Moderate	0
			6309		Total	2455

Sites with a notional capacity totalling 6309 dwellings were subject to the setting study. 3065 were directly related to the urban areas of the main towns and were not the intended subject of this study. SHLAA sites related to the main towns have been separately assessed by the emerging Site Allocations Development Plan Document that will follow on from the adoption of the Cornwall Local Plan.

The concerns of the Cornwall AONB Partnership and Natural England related to how housing numbers in the rural parts of the CNAs could be accommodated without the need to allocate sites within the AONB or within its setting, or for the AONB to be put under pressure to accommodate additional growth in the case of lack of 5 year supply. SHLAA sites with a total notional capacity of 3244 were assessed as part of this study. Following assessment of these sites that were considered to potentially be in the setting of the AONBs, sites totalling 1151 have been discounted from the rural CNAs leaving a notional remainder SHLAA capacity of 2093 dwellings that were previously considered to potentially be in the setting of the AONBs, but were finally concluded not to be. These must then be added to the other SHLAA sites for the rural parts of the Community Network Areas.

Table 4, below, shows the number of SHLAA sites in each of the CNAs once sites in the setting of the AONBs that have been discounted by this study and those not related to C, D or E category settlements have been removed.

Site CNA	Number SHLAA sites per CNA	Settlement	Category	Number of sites	Total per CNA	with 30% discount	CNA total (with 30% discount)
Bodmin	2	Lanivet	D	2	290	203	203
		Kilkhampston	C	4	237	166	498
		Marhamchurch	E	2	26	18	
		Morewenstow	E	2	342	239	
		Week St Mary	E	2	46	32	
		Whitstone	D	2	61	43	
Bude	12						
Camborne, Pool & Redruth	8	Carharrack	E	1	59	41	447
		Four Lanes	D	2	253	177	
		Lanner	C	1	227	159	

		St Day	C	1	22	15	
		Stithians	C	1	40	28	
		Troon	D	2	37	26	
Camelford	17	Camelford	C	7	730	511	
		Delabole	C	7	422	295	
		Marshgate	E	1	25	18	
		St Teath	D	2	82	57	881
Caradon	17	Callington	C	8	527	369	
		Drakewells	D	1	39	27	
		Kelly Bray	D	1	80	56	
		Pensilva	D	2	74	52	
		St Anne's Chapel	D	2	219	153	
		St Mellion	E	3	90	63	720
China Clay	32	Coombe	D	1	29	20	
		Foxhole	D	3	177	124	
		Fraddon	D	2	134	94	
		Indian Queens	C	3	190	133	
		Nanpean	D	1	41	29	
		Roche	C	9	580	406	
		St Columb Road	C	2	151	106	
		St Dennis	C	7	336	235	
		St Stephen	C	2	48	34	
		Stenalees	E	1	55	39	
		Whitemoor	E	1	25	18	1236
Cornwall Gateway	6	Millbrook	D	4	238	167	
		Landrake	E	2	277	194	361
Falmouth & Penryn	5	Mabe	D	2	127	89	
		Perranwell Station	D	1	30	21	
		Perranwell	D	1	30	21	
		Constantine	C	1	90	63	194
Hayle & St Ives	3	Connor Downs	D	2	150	105	
		St Erth	D	1	38	27	132
Helston & The Lizard	6	Porthleven	C	1	190	133	
		Breage	E	2	110	77	
		Gweek	E	1	36	25	
		Godolphin Cross	E	1	37	26	
		Wendron	E	1	10	7	268
Launceston	23	Altarnun	D	1	143	100	
		Coads Green	E	2	90	63	
		Egloskerry	E	1	20	14	
		Lewannick	D	2	28	20	
		Lezant	E	1	180	126	
		Petherwin Gate	E	2	67	47	
		South Petherwin	D	8	327	229	
		Tregadillet	E	5	306	214	
Trewint	D	1	20	14	827		
Liskeard & Looe	15	Dobwalls	D	1	38	27	
		East Taphouse	E	1	28	20	964

		Looe	C	4	595	417	
		Menheniot	D	1	151	106	
		Pelynt	D	4	230	161	
		St Cleer	E	2	226	158	
		Widegates	E	2	109	76	
Newquay & St Col	5	St Columb Major	C	5	203	142	142
St Agnes & Perranporth	15	Blackwater	E	4	362	253	
		Crantock	E	1	60	42	
		Goonhavern	D	1	75	53	
		Perranporth	C	4	379	265	
		Porthtowan	E	2	104	73	
		St Agnes	C	2	167	117	
		St Newlyn East	D	1	69	48	851
St Austell & Mevagissey	5	Trewoon	E	5	237	166	166
St Blazey, Fowey & Lostwithiel	9	Lostwithiel	C	2	80	56	
		Luxulyan	D	1	25	18	
		Par	C	1	39	27	
		St Blazey	C	3	151	106	
		St Blazey Gate	C	2	268	188	394
Truro & Roseland	20	Carnon Downs	E	3	291	204	
		Chacewater	E	5	199	139	
		Grampound	D	1	20	14	
		Grampound Road	D	1	56	39	
		Ladock	E	2	50	35	
		Playing Place	E	1	120	84	
		Probus	D	4	206	144	
		Tresillian	E	2	55	39	
		Trispen	D	1	54	38	736
Wadebridge & Padstow	13	Padstow	C	3	310	217	
		Rock	C	1	36	25	
		St Issey	E	2	23	16	
		St Kew Highway	E	5	269	188	
		St Mabyn	D	2	120	84	531
West Penwith	15	Marazion	C	3	99	69	
		Ludgvan	D	1	200	140	
		Crowlas	D	1	18	13	
		Goldsithney	E	1	12	8	
		Crowlas	D	2	157	110	
		Goldsithney	E	2	172	120	
		Madron	D	2	74	52	
		St Buryan	D	3	226	158	671
					14601		10222

Table 4 shows the total SHLAA site availability as at October 2015. Sites that scored as less than moderate high that lie in the setting of the AONBs have been discounted from the figures used in the table. All SHLAA sites progressing to this

stage have been subject to a 30% discount to allow for potentially lower yields from the sites or sites not being delivered within the plan period (as explained earlier in this document).

Even with the discounting of the setting sites and all sites within the AONBs the majority of CNAs still have a good range of sites available outside of the AONBs.

Table 5 shows the remainder of the housing requirement as shown in table 1, together with the SHLAA sites that have progressed through to this final stage and which show capacity without impacting on the AONBs or their setting. As per the baseline in **table 1**, a windfall site allowance has not been made. The addition of a windfall allowance would comfortably absorb the remaining requirement for the Helston and Lizard CNA, which has a residual requirement of 1 dwelling.

Table 5: remainders adjusted following addition of SHLAA sites by CNA

Network area	local plan requirement outside main towns	residual requirement without windfall allowance	SHLAA capacity	remainder
Bodmin	100	34	203	-169
Bude	600	358	498	-140
CPR	1000	441	447	-6
Camelford	1000	511	881	-370
Caradon	1000	328	720	-392
China Clay	1800	674	1236	-562
Cornwall Gateway	350	207	361	-154
Falmouth & Penryn	600	148	194	-46
Hayle & St Ives	480	121	132	-11
Helston & Lizard	1100	269	268	1
Launceston	500	212	827	-615
Liskeard & Looe	1500	392	964	-572
Newquay & St Columb	400	88	142	-54
St Agnes & Perranporth	1100	266	851	-585
St Austell & Mevagissey	300	23	166	-143
St Blazey & Lostwithiel	900	276	394	-118
Truro & Roseland	1200	477	736	-259
Wadebridge & Padstow	1000	462	531	-69
West Penwith	1000	266	671	-405
Totals	16230	5853	10222	-5492

Note: SHLAA capacity reflects submission details/ density multiplier/ net developable area

Summary and Conclusions

This study was undertaken to understand the impact of discounting the SHLAA sites that are within the setting of an AONB on the current and likely distribution of housing delivery numbers for the rural areas outside of the main towns for each CNA. This has demonstrated that the housing numbers (according to the overall requirement of 47,500 dwellings and accompanying distribution that was proposed at that time) presented to the Examination of the Local Plan in March 2015 could be met in all CNAs with AONB coverage even when a 30% discount is applied (to account for SHLAA sites not coming forward within the plan period) to the SHLAA provision within each of the CNAs.

Since this work was commenced, the Examiner has made recommendations to the Council regarding the need for uplift in housing requirement and to ensure that the distribution of housing per CNA takes into account the environmental constraints found in each area (including primarily AONBs and World Heritage Sites).

The Council is proposing a revised total housing number of 52,507 for the period between 2010 and 2030 and a revised distribution amongst the Community Network Areas, including additional named towns in those CNAs that did not have a main town identified in the Submission Version of the Plan on which the Examination commenced in May 2015.

The results of this study were applied to the work undertaken to inform the potential distribution of housing numbers being recommended to members. Final approval for the revised numbers and distribution will be made by full Council in December 2015, but the recommended total housing and distribution is shown in all tables of this study.

This study demonstrates that the residual housing requirement for each CNA can be met without the need to allocate any housing land within the two AONBs or within the AONBs' setting and that there is no theoretical pressure to override the protection of the AONB. The Council's proposal to the Examination is that SHLAA sites proposed are able to provide for the development needs of each CNA without impacting on the special landscape character of the AONBs. In the majority of cases they would represent a significant over-provision for each CNA even before any windfall allowance is made.

A number of the SHLAA sites within the setting of the AONBs within this study are related to urban areas and they have been considered in the options being explored for the emerging Site Allocations Development Plan Document. Additional work will be undertaken if it is considered that any of these sites would be required to address development needs of those towns following redistribution of housing requirement as per the Examiner's recommendation.

Any change to the recommended distribution or overall number by Council would need to take account of this study in understanding the likely impact on the AONBs and their setting. The final total number and distribution will be consulted on in January 2016 and submitted to the resumed examination of the Cornwall Local Plan in April 2016.

Appendix 1 – standard form for initial assessment

Appendix 2 – revised criteria applied

Assessment date:		Landscape Character Area number (s):		
SHLAA site ref:		Location of site:		
Is the site visible from the AONB?		Is the AONB visible from the site?		
STEP 1: Character Significance Assess the character of the landscape without the proposed development and the relationship between the site and the AONB.				
Thinking about how you viewed the site from the AONB, note how the site contributes to the main points of landscape character of the AONB. If the site is not visible from the AONB and you cannot view the AONB from the site record this in this section.				
Does your reappraisal of step one affect your marking of character significance? Record your reason for the criteria selected.				
STEP 2: Character Vulnerability – Assess the degree of change.				
Note how the character is changed by the development. If the site is bounded by existing development – how does this affect the character of the site and the AONB setting? Would additional development further damage the character of the setting of the AONB?				
'Character Vulnerability' criteria. Record your reason for the criteria selected. Was your first assessment of this section low on the basis of existing development impacting on character of the setting of the AONB? Please ensure that your mark considers how further development would impact on the setting of the AONB.				
STEP 3: Character sensitivity To Change – How sensitive the existing character is to the proposed change.				
		Step 2 – Character Vulnerability		
Step 1 – Character Significance		Low	Moderate	High
	Low	L	LM	M
	Moderate	LM	M	MH
	High	M	MH	H
Record how the proposed development relates to the resulting criteria.				
STEP 4: Visibility Assess the visual effects of the development				
In addition to the factors already considered in this section: has the visibility of the site from the AONB been assessed from public viewpoints in the wider AONB? What would the impact be?				
Cumulative impact. Does existing development encroach on the character of the setting of the AONB?				
Would additional development intensify the harm caused to the setting by the				

existing development?

Are there significant features of the AONB on the site? How would these be changed by development and over what extent?

'Visual Sensitivity' criteria.

No view of development Low sensitivity to devt
 Moderate visual sensitivity High visual sensitivity

Review your previous score taking into account the above. If a 'low' was recorded in your first review on the basis of existing development please reconsider and record your reason for the criteria selected.

STEP 5: Overall Landscape Sensitivity

		Step 4 Visibility		
		Low	Moderate	High
Step 3 – Character Sensitive to change	Low	L	LM	M
	Low Moderate	L	M	MH
	Moderate High	LM	M	H
	High	M	MH	H

Record how the proposed development relates to the resulting criteria.

STEP 6: Landscape Value and Perception

'Landscape Value' criteria

No positive value Low landscape value
 Moderate landscape value High landscape value

Record any differences that you consider may occur on the basis of your reappraisal of steps 1 -5.

STEP 7: Landscape Capacity

		Step 6 Landscape value		
		Low	Moderate	High
Step 5 – Overall sensitivity	Low	H	MH	M
	Low Moderate	H	M	MH
	Moderate	MH	M	ML
	Moderate High	ML	M	L
	High	M	ML	L

Record how the proposed development relates to the resulting criteria. **If the assessment of the site is higher capacity on the basis of a lack of intervisibility with the AONB please note this here.**

Final Assessment

Your original assessment of landscape capacity:

Revised assessment of landscape character:

Why has this change (or lack of change) occurred?