

Appendix H

Saltash Housing Evidence Report: Sustainable Appraisal Tables for Consultation Sites

Introduction

This Appendix sets out the Sustainability Appraisal Tables for the consultation sites at Step 11 of the Urban Extension Assessment.

Sustainability Appraisal Decision Making Criteria: Saltash Urban Extension Site Option Summary

	Cell A1	Cell A2	Cell A4	Cell A5	Cell A6	Cell A7	Steering Group
1. Climatic Factors	--+	--+	++-	+-	+	--+	--+
2. Waste	+-	+-	+-	+-	+-	+-	+-
3. Minerals and Geo-diversity	+	+	+	+	+	-	+
4. Soil	--+	--+	--+	--+	--+	++-	++-
5. Air	+-	+-	+	+	++-	--+	--+
6. Water	-	-	+-	-	+-	-	-
7. Biodiversity	-	+-	+	--+	+-	++-	++-
8. Landscape	--+	--+	+-	-	--	--+	+-
9. Maritime	+	+	+	-	+-	+-	+-
10. Historic Environment	--+	--+	+	-	-	--+	--+
11. Design	++-	+	+	+-	+-	--+	--+
12. Social Inclusion	--+	--+	++-	++-	++-	+-	--+
13. Crime and anti-social behaviour	+-	+-	+-	+-	+-	+-	+-
14. Housing	++	++	+-	--+	--+	+-	+-
15. Health	+-	+-	++-	++-	++-	+-	--+
16. Sport	+-	+-	++-	+	++-	+-	+-
17. Recreation	--+	+-	++-	+	++-	+-	+-
18. Economic Development	++	++	-	-	-	+	++-
19. Regeneration	+	+	+-	+-	++-	+	++-
20. Tourism	+	+	-	-	--+	++-	+-
21. Education and Skills	--+	--+	+-	+-	++	+-	--+
22. Transport	+-	+-	++-	++-	++-	++-	++-
23. Accessibility	++-	++-	++-	++-	+-	++-	++-
24. Energy	+-	+-	+-	-	+	+-	+-

SA Table for Site A1

Sustainability Criteria	Score	Comments
<p style="text-align: center;">Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions. 2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions? b) Does it secure the highest viable resource and energy efficiency? c) Does it encourage the use of renewable energy technologies? d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	--+	<p>Cell is of significant size, however large areas of land are considerable distance from town centre and pedestrian access is severed by A38. The cell is served on two sides by primary routes to the town centre for vehicles.</p> <p>General aspect of cell is south /south east, therefore there is possibility for solar power.</p> <p>Heat Mapping analysis concluded that there is no potential for a District Heating Scheme.</p>
<p style="text-align: center;">Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or landfilled? b) Will it increase levels of composting or anaerobic digestion? c) Has space for storage of recycled materials been planned for? d) Will it reduce the waste management industry's contribution to climate change?</p>	+-	<p>Cell location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.</p>
<p style="text-align: center;">Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources 2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources? b) Will it ensure development does not irreversibly sterilise important mineral resources? c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county? d) Will mineral working impact on designated land?</p>	+	<p>The whole cell is outside any mineral consultation area.</p>
<p style="text-align: center;">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality. 2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall? b) Will it avoid development that leads to the loss of productive soil?</p>	--+	<p>The cell is approximately made up of half agricultural grade 2 and half grade 3. If developed there would be a loss of productive soil – predominantly pasture with some arable.</p>

<p style="text-align: center;">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve. a) Will it reduce pollution including greenhouse gas emissions? b) Will it maintain or improve air quality in Cornwall?</p>	+-	<p>Level/gently undulating land in northern half of cell but falls to the south (steeply in places). Overall effects difficult to determine at this stage as impact can be minimised through careful design and construction. Severance from town could encourage car use, however cell is large enough to sustain large neighbourhood centre, as well as possibility for park and ride scheme.</p>
<p style="text-align: center;">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and coastal erosion. 2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use? a) Does the proposal reduce, or avoid increasing the risk of flooding overall? b) Does the proposal reduce the overall demand for water? c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change? d) Will the proposal increase the risk of water pollution events?</p>	-	<p>Flood zones 2 & 3 along water course to the south, south west of the cell.</p> <p>Development will increase the overall demand for water but this increase in demand is not as a result of specific development in this specific location.</p>
<p style="text-align: center;">Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change. a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas? b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)? c) Does it protect not only designated areas but also of wildlife interest everywhere? d) Will it encourage the provision of new or improved wildlife habitats?</p>	-	<p>The cell contains Broadmoor Wood which is a BAP habitat and a Cornwall Wildlife Site. There are also a few mature hedgerows within the cell.</p> <p>Development in this area could be accompanied by the provision of some wildlife habitats and these could be an improvement to some areas within the cell however overall provisions would be unlikely to improve what already exists.</p>

<p style="text-align: center;">Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	--+	<p>The northern boundary of the cell is adjacent to a large AONB designation. If the cell was to be fully developed then it would have a negative visual impact on the local rural environment as well as encroaching on Carkeel (which has historic field patterns).</p> <p>The landscape assessment concluded that the cell has a moderate landscape value, and that development of the cell would be considered to have a high visual impact on the landscape and a moderate impact on the landscape character of the area surrounding.</p>
<p style="text-align: center;">Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	+	<p>The cell will not impact on the marine environment.</p>
<p style="text-align: center;">Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>	--+	<p>The cell has a few listed buildings along the northern and southern boundaries + historic field patterns near Carkeel.</p> <p>Development of the land around Carkeel is likely to have a negative impact on its local character and identity.</p> <p>There have been historic finds around western boundary.</p>

<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	++-	<p>The cell is largely gently undulating which should not hinder sustainable design.</p> <p>Two good primary routes along the northern and southern boundaries should allow more linkages with public transport.</p> <p>The open nature of the cell and presence of a woodland/wildlife site means, developers would carefully design around them.</p>
<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	--+	<p>The cell is segregated from the town by the A38, but is of significant magnitude to contain a good size neighbourhood area.</p>
<p style="text-align: center;">Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>	+-	<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p>
<p style="text-align: center;">Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	++	<p>The cell is large enough to sustain a new neighbourhood centre, where a substantial amount of housing could be delivered.</p> <p>Contributions to affordable housing can be more substantial the larger the development area.</p> <p>Land is level/gently undulating in northern half of cell but falls to the south – minimising development costs.</p>

<p style="text-align: center;">Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+-	<p>The cell is some distance from existing health facilities.</p> <p>The cell is of a size to possibly incorporate new recreation/open space within its development</p>
<p style="text-align: center;">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+-	<p>The cell is some distance from existing open space facilities. The cell is of a size to possibly incorporate new recreation/open space within its development.</p>
<p style="text-align: center;">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	--+	<p>The cell is some distance from existing recreation facilities. The cell is of a size to possibly incorporate new recreation/open space within its development.</p> <p>The cell contains a racing stable and a race track, development could have a negative impact on these facilities.</p>
<p style="text-align: center;">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	++	<p>The cell is promoted for mixed development and is large enough to sustain substantial amount of economic development. There is already an employment designation (11ha) within cell – Eastern corner.</p> <p>The cell is in very close to several existing industrial sites and has good vehicular access.</p>

<p style="text-align: center;">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	+	<p>Substantial cell which could provide opportunity to improve links with the town centre (park and ride scheme) and fund regeneration projects within town.</p>
<p style="text-align: center;">Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	+	<p>The cell is of sufficient size to sustain a substantial amount of growth, which could include tourism development and visitor accommodation.</p>
<p style="text-align: center;">Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</p> <p>a) Will it help improve the qualifications and skills of young people?</p> <p>b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)?</p> <p>c) Will it help increase the County's skilled and professional workforce?</p> <p>d) Will it support a viable future for rural communities?</p> <p>e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts?</p> <p>f) Will it increase accessibility to training facilities?</p>	--+	<p>The cell is segregated from the town by the A38 and secondary school is located on the southern side of the town.</p> <p>The cell is of a size and convenient location that could offer an opportunity to improve the towns training and/or educational facilities. There were plans to relocate the secondary school within the cell.</p>

<p style="text-align: center;">Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	+-	<p>The cell is served on two sides by primary routes to the town centre for vehicles. Large areas of land are considerable distance from town centre.</p> <p>The cell is very close to several existing industrial sites and supermarkets, which would reduce the need to travel.</p> <p>The cell has the ability to contain a Park and ride scheme and a new neighbourhood centre, which would help to reduce the amount of vehicular traffic and impacts on the Carkeel Roundabout (already at/close to capacity).</p> <p>The development of the entire cell could provide linkages where public transport services could be encouraged to operate.</p>
<p style="text-align: center;">Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	+ +-	<p>Large areas of land are considerable distance from town centre and pedestrian access is severed by A38. Development of cell would have to look at ways for pedestrians to cross the A38 (footbridge + Park and ride / bus scheme).</p> <p>Close proximity to a supermarket + jobs.</p> <p>Development of cell would sustain a good size new neighbourhood centre.</p>
<p style="text-align: center;">Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies?</p> <p>c) Will it help reduce fuel poverty?</p> <p>d) Will it encourage local energy production?</p>	+-	<p>Heat mapping does not suggest that there is any potential for a District Heating Scheme, however, it does not take account of the industrial land and so further investigation is needed.</p> <p>General aspect of cell is south /south east, therefore there is possibility for solar power.</p>

SA Table for Site A2

Sustainability Criteria	Score	Comments
<p style="text-align: center;">Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	--+	<p>Cell is of significant size, but some distant from town centre and pedestrian access is severed by A38. The cell is served on two sides by primary routes to the town centre for vehicles.</p> <p>General aspect of cell is south /south east, therefore there is possibility for solar power.</p> <p>Heat Mapping analysis concluded that there is no potential for a District Heating Scheme.</p>
<p style="text-align: center;">Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or landfilled?</p> <p>b) Will it increase levels of composting or anaerobic digestion?</p> <p>c) Has space for storage of recycled materials been planned for?</p> <p>d) Will it reduce the waste management industry's contribution to climate change?</p>	+-	<p>Cell location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.</p>
<p style="text-align: center;">Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p> <p>d) Will mineral working impact on designated land?</p>	+	<p>The whole cell is outside any mineral consultation area.</p>
<p style="text-align: center;">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall?</p> <p>b) Will it avoid development that leads to the loss of productive soil?</p>	--+	<p>Majority of cell is made up of agricultural grade 2 + small areas of grade 3. If developed there would be a loss of productive soil – mixture of pasture and arable.</p>

<p style="text-align: center;">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve. a) Will it reduce pollution including greenhouse gas emissions? b) Will it maintain or improve air quality in Cornwall?</p>	+-	<p>Level/gently undulating land in northern half of cell but falls to the south (steeply in places). Overall effects difficult to determine at this stage as impact can be minimised through careful design and construction. Severance from town could encourage car use, however cell is large enough to sustain large neighbourhood centre, as well as possibility for park and ride scheme.</p>
<p style="text-align: center;">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and coastal erosion. 2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use? a) Does the proposal reduce, or avoid increasing the risk of flooding overall? b) Does the proposal reduce the overall demand for water? c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change? d) Will the proposal increase the risk of water pollution events?</p>	-	<p>Flood zones 2 & 3 along water course to the south west corner of cell. Development will increase the overall demand for water but this increase in demand is not as a result of specific development in this specific location.</p>
<p style="text-align: center;">Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change. a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas? b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)? c) Does it protect not only designated areas but also of wildlife interest everywhere? d) Will it encourage the provision of new or improved wildlife habitats?</p>	+-	<p>Western boundary of cell adjoins Broadmoor wood (CWS + BAP) + tree belt of semi mature trees in south west corner of cell. There are mature/semi mature trees along most of the boundaries of the cell. Development in this area could be accompanied by the provision of some wildlife habitats and these could be an improvement to some areas within the cell however overall provisions would be unlikely to improve what already exists.</p>
<p style="text-align: center;">Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape. a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character? b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs? c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements. d) Will it maintain and enhance a high quality living environment? e) Will it encourage the location and design of development to respect and improve</p>	--+	<p>The northern boundary of the cell is adjacent to a large AONB designation. If the cell was to be fully developed then it would have a negative visual impact on the local rural environment as well as encroaching on Carkeel (which has historic field patterns). The landscape assessment concluded that the cell has a moderate landscape value, and that development of the cell would be considered to have a moderate visual impact on the landscape and a moderate impact on the landscape character of the area surrounding.</p>

landscape character and the landscape setting of settlements?		
<p style="text-align: center;">Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	+	The cell will not impact on the marine environment.
<p style="text-align: center;">Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>	--+	<p>The cell has a listed building in close proximity to its eastern corner. There are also historic fields patterns near Carkeel.</p> <p>Development of the land around Carkeel is likely to have a negative impact on its local character and identity.</p>
<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	+	<p>The cell is largely gently undulating which should not hinder sustainable design.</p> <p>Two good primary routes along the northern and southern boundaries should allow more linkages with public transport.</p> <p>The open nature of the cell and presence of a woodland/wildlife site along the western boundary needs careful consideration.</p>

<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	--+	<p>The cell is segregated from the town by the A38, but is of significant magnitude to contain a good size neighbourhood area.</p>
<p style="text-align: center;">Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>	+-	<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p>
<p style="text-align: center;">Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	++	<p>The cell is large enough to sustain a new neighbourhood centre, where a substantial amount of housing could be delivered.</p> <p>Contributions to affordable housing can be more substantial the larger the development area.</p> <p>Land is level/gently undulating in northern half of cell but falls to the south – minimising development costs.</p>
<p style="text-align: center;">Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+-	<p>The cell is some distance from existing health facilities.</p> <p>The cell is of a size to possibly incorporate new recreation/open space within its development</p>

<p style="text-align: center;">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>	+-	<p>The cell is some distance from existing open space facilities. The cell is of a size to possibly incorporate new recreation/open space within its development.</p>
<p style="text-align: center;">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>	+-	<p>The cell is some distance from existing recreation facilities. The cell is of a size to possibly incorporate new recreation/open space within its development.</p>
<p style="text-align: center;">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	++	<p>The cell is promoted for mixed development and is large enough to sustain substantial amount of economic development. There is already an employment designation (11ha) within cell – Eastern corner.</p> <p>The cell is in very close to several existing industrial sites and has good vehicular access.</p>
<p style="text-align: center;">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	+	<p>Substantial cell which could provide opportunity to improve links with the town centre (park and ride scheme) and fund regeneration projects within town.</p>

<p style="text-align: center;">Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	+	<p>The cell is of sufficient size to sustain a substantial amount of growth, which could include tourism development and visitor accommodation.</p>
<p style="text-align: center;">Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</p> <p>a) Will it help improve the qualifications and skills of young people?</p> <p>b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)?</p> <p>c) Will it help increase the County's skilled and professional workforce?</p> <p>d) Will it support a viable future for rural communities?</p> <p>e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts?</p> <p>f) Will it increase accessibility to training facilities?</p>	--+	<p>The cell is segregated from the town by the A38 and secondary school is located on the southern side of the town.</p> <p>The cell is of a size and convenient location that could offer an opportunity to improve the towns training and/or educational facilities. There were plans to relocate the secondary school within the cell.</p>
<p style="text-align: center;">Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	+-	<p>The cell is served on two sides by primary routes to the town centre for vehicles. Large areas of land are considerable distance from town centre.</p> <p>The cell is very close to several existing industrial sites and supermarkets, which would reduce the need to travel.</p> <p>The cell has the ability to contain a Park and ride scheme and a new neighbourhood centre, which would help to reduce the amount of vehicular traffic and impacts on the Carkeel Roundabout (already at/close to capacity).</p> <p>The development of the entire cell could provide linkages where public transport services could be encouraged to operate.</p>

<p style="text-align: center;">Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	+-	<p>Large areas of land are considerable distance from town centre and pedestrian access is severed by A38. Development of cell would have to look at ways for pedestrians to cross the A38 (footbridge + Park and ride / bus scheme).</p> <p>Close proximity to a supermarket + jobs.</p> <p>Development of cell would sustain a good size new neighbourhood centre.</p>
<p style="text-align: center;">Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies?</p> <p>c) Will it help reduce fuel poverty?</p> <p>d) Will it encourage local energy production?</p>	+-	<p>Heat mapping does not suggest that there is any potential for a District Heating Scheme, however, it does not take account of the industrial land and so further investigation is needed.</p> <p>General aspect of cell is south /south east, therefore there is possibility for solar power.</p>

SA Table for A4

Sustainability Criteria	Score	Comments
<p style="text-align: center;">Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	++-	<p>The cell is located in close proximity to the town centre and many facilities in comparison to other areas. This offers a chance to optimise use of more sustainable modes of transport thereby minimising any increase in greenhouse gas emissions</p> <p>General aspect of cell is south /south east, therefore there is possibility for solar power.</p> <p>Heat Mapping analysis concluded that there is no potential for a District Heating Scheme</p>
<p style="text-align: center;">Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or landfilled?</p> <p>b) Will it increase levels of composting or anaerobic digestion?</p> <p>c) Has space for storage of recycled materials been planned for?</p> <p>d) Will it reduce the waste management industry’s contribution to climate change?</p>	+-	<p>Cell location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.</p>
<p style="text-align: center;">Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p> <p>d) Will mineral working impact on designated land?</p>	+	<p>The whole cell is outside any mineral consultation area.</p>

<p style="text-align: center;">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality. 2. To encourage and safeguard local food production. a) Will it protect, enhance and improve soil quality in Cornwall? b) Will it avoid development that leads to the loss of productive soil?</p>	--+	<p>The whole cell is within agricultural grade 2. If developed there would be a loss of productive soil, however currently used for pasture.</p>
<p style="text-align: center;">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve. a) Will it reduce pollution including greenhouse gas emissions? b) Will it maintain or improve air quality in Cornwall?</p>	+	<p>Land gently falls from northern boundary towards the town. Overall effects difficult to determine at this stage as impact can be minimised through careful design and construction. The cell is located within walking distance to the town centre which is likely to promote sustainable methods of transport.</p>
<p style="text-align: center;">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and coastal erosion. 2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use? a) Does the proposal reduce, or avoid increasing the risk of flooding overall? b) Does the proposal reduce the overall demand for water? c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change? d) Will the proposal increase the risk of water pollution events?</p>	+-	<p>Cell slopes towards the southern boundary which is in close proximity to a flood zone.</p> <p>Development will increase the overall demand for water but this increase in demand is not as a result of specific development in this specific location.</p>
<p style="text-align: center;">Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change. a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas? b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)? c) Does it protect not only designated areas but also of wildlife interest everywhere? d) Will it encourage the provision of new or improved wildlife habitats?</p>	+	<p>Cell does not contain any Cornwall Wildlife Sites, BAP woodland or Sites of Special Scientific Interest designations.</p> <p>Development in this area could be accompanied by the provision of some wildlife habitats and these could be an improvement to some areas within the cell however overall provisions would be unlikely to improve what already exists.</p>

<p style="text-align: center;">Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	+-	<p>The cell is covered by a local designation – Open Area of Local Significance</p> <p>The landscape assessment concluded that the cell has a moderate landscape value, and that development of the cell would be considered to have a moderate visual impact on the landscape and a moderate impact on the landscape character of the area surrounding.</p>
<p style="text-align: center;">Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	+	<p>The cell will not impact on the marine environment.</p>
<p style="text-align: center;">Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of</p>	+	<p>The cell is unlikely to impact on the historic environment.</p>

<p>impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>		
<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	+	Topography is unlikely to impede the sustainable design of development in this area.
<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	+ -	Development of the cell overall is not satisfactory to sustain a new neighbourhood, therefore it would be unlikely to improve access to and provision of additional services and facilities, however its location is within good proximity to the majority of existing facilities.
<p style="text-align: center;">Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>	+ -	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.
<p style="text-align: center;">Housing</p>	+ -	<p>The access constrains and size of site will negatively affect the level of housing provided.</p> <p>Cell is gently sloping towards the town so this will help to maximise the opportunity of</p>

<p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>		<p>developing an optimum quantity and mix of development.</p>
<p style="text-align: center;">Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	<p style="text-align: center;">+ + -</p>	<p>The cell is in close proximity to existing health facilities in comparison to other areas.</p> <p>The cell is likely to be conducive to encouraging walking or cycling to the town centre.</p> <p>Development of cell is unlikely to sustain a new health facility.</p>
<p style="text-align: center;">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical</p>	<p style="text-align: center;">+ + -</p>	<p>The cell is in close proximity to Saltmill Park, which contains all weather pitches and China Fleet Club (golf course).</p> <p>Development of cell is unlikely satisfactory to sustain a sport facility.</p>

<p>activity and sport? e) Will it lead to unacceptable noise levels?</p>		
<p style="text-align: center;">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>	+ + -	<p>The cell is in close proximity to Saltmill Park, which contains all weather pitches and China Fleet Country Club (golf course).</p> <p>Development of cell is unlikely satisfactory to sustain a new health or sport facility.</p>
<p style="text-align: center;">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	-	<p>The A38 runs along the south west boundary, however access to and from the site would restrict the development to a small scale housing development.</p>
<p style="text-align: center;">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	+ -	<p>The A38 runs along the south west boundary, however access to and from the site would restrict the development to a small scale housing development.</p> <p>Money from the development could be used to help improve the access to the town centre and thus access to jobs.</p>

<p style="text-align: center;">Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	-	<p>The A38 runs along the south west boundary, however access to and from the site would restrict the development to housing.</p> <p>The increased traffic could negatively impact on people accessing the China Fleet Country Club.</p>
<p style="text-align: center;">Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</p> <p>a) Will it help improve the qualifications and skills of young people?</p> <p>b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)?</p> <p>c) Will it help increase the County's skilled and professional workforce?</p> <p>d) Will it support a viable future for rural communities?</p> <p>e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts?</p> <p>f) Will it increase accessibility to training facilities?</p>	+-	<p>The cell is located within walking distance (1200m) of a Primary School, however the secondary school is on the opposite side of town.</p>
<p style="text-align: center;">Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p>	++-	<p>The cell is conveniently located to most facilities and, in comparison to other areas, offers a location which could optimise use of more sustainable modes of transport (train station) although it is acknowledged that realistically development increase use of motor vehicles.</p> <p>A significant increase in local traffic movements through Salt Mill and Glenville Terrace may cause safety and capacity issues.</p> <p>The development of the entire cell could provide linkages where public transport services could be encouraged to operate.</p>

<p>d) Will it lead to a reduction in greenhouse gas emissions? e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas? f) Will it transfer freight from road to rail and/or sea?</p>		
<p style="text-align: center;">Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. 2. To reduce traffic congestion and minimise transport related greenhouse gas emissions. a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available? b) Will it reduce traffic congestion by promoting alternative modes of transport? c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities? d) Will it lead to a reduction in greenhouse gas emissions? e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas? f) Will it transfer freight from road to rail and/or sea?</p>	+ + -	<p>Development of the cell overall is not satisfactory to sustain a new neighbourhood, but in comparison to other areas it is conveniently located to existing local facilities, including a the local railway station.</p>
<p style="text-align: center;">Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty. a) Will it promote energy conservation and efficiency? b) Will it promote and support the use of renewable and low carbon energy technologies? c) Will it help reduce fuel poverty? d) Will it encourage local energy production?</p>	+ -	<p>Heat mapping does not suggest that there is any potential for a District Heating Scheme. General aspect of cell is south, thus there is possibility for solar power.</p>

SA Table for Site A5

Sustainability Criteria	Score	Comments
<p style="text-align: center;">Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	+-	<p>The cell is located in close proximity to the town centre and many facilities in comparison to other areas. This offers a chance to optimise use of more sustainable modes of transport thereby minimising any increase in greenhouse gas emissions</p> <p>General aspect of cell is east, therefore there limited possibility for solar power.</p> <p>Heat Mapping analysis concluded that there is no potential for a District Heating Scheme</p>
<p style="text-align: center;">Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or landfilled?</p> <p>b) Will it increase levels of composting or anaerobic digestion?</p> <p>c) Has space for storage of recycled materials been planned for?</p> <p>d) Will it reduce the waste management industry’s contribution to climate change?</p>	+-	<p>Cell location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.</p>
<p style="text-align: center;">Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p>	+	<p>The whole cell is outside any mineral consultation area.</p>

<p>d) Will mineral working impact on designated land?</p> <p style="text-align: center;">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall? b) Will it avoid development that leads to the loss of productive soil?</p>	--+	<p>The whole cell is within agricultural grade 2. If developed there would be a loss of productive soil, however currently used for pasture.</p>
<p style="text-align: center;">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve.</p> <p>a) Will it reduce pollution including greenhouse gas emissions? b) Will it maintain or improve air quality in Cornwall?</p>	+	<p>Land falls gently toward the Tamar from west – east. Overall effects difficult to determine at this stage as impact can be minimised through careful design and construction. The cell is located within walking distance to the town centre which is likely to promote sustainable methods of transport.</p>
<p style="text-align: center;">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and costal erosion.</p> <p>2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use?</p> <p>a) Does the proposal reduce, or avoid increasing the risk of flooding overall? b) Does the proposal reduce the overall demand for water? c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change? d) Will the proposal increase the risk of water pollution events?</p>	-	<p>Salt Mill Creek (flood zone 1+2) and the Tamar runs adjacent to the eastern boundary.</p> <p>Development will increase the overall demand for water but this increase in demand is not as a result of specific development in this specific location.</p>
<p style="text-align: center;">Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</p> <p>a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas? b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)? c) Does it protect not only designated areas but also of wildlife interest everywhere? d) Will it encourage the provision of new or improved wildlife habitats?</p>	--+	<p>The eastern boundary of the cell is adjacent to a Special Area of Conservation, a Site of Special Scientific Interest.</p> <p>Development in this area could be accompanied by the provision of some wildlife habitats and these could be an improvement to some areas within the cell however overall provisions would be unlikely to improve what already exists.</p>

<p style="text-align: center;">Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	-	<p>The cell has a very open landscape with extensive views to Devon and Brunel bridge. Situated on the edge of the Tamar Estuary within an area of Open Area of Local Significance – development of cell is likely to harm local identity and character.</p> <p>The landscape assessment concluded that the cell has a moderate landscape value, and that development of the cell would be considered to have a moderate-high visual impact on the landscape and a moderate impact on the landscape character of the area surrounding.</p>
<p style="text-align: center;">Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	-	<p>The cell is situated on the edge of the Tamar Estuary, with open landscape that slopes down towards the estuary.</p>
<p style="text-align: center;">Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and</p>	-	<p>The cell has a very open landscape with extensive views to (and from) Devon and Brunel bridge. Situated on the edge of the Tamar Estuary – development of cell is likely to harm local identity and character.</p>

<p>social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>		
<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	+-	<p>Topography is unlikely to greatly impede the sustainable design of development in this area.</p> <p>The cell has a very open landscape which is situated on the edge of the Tamar Estuary (SSSI and SAC) – development of whole cell is likely to harm local identity and character. Therefore any development would have to be of the highest standard.</p>
<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	++-	<p>Development of the cell overall is not satisfactory to sustain a new neighbourhood, therefore it would be unlikely to improve access to and provision of additional services and facilities, however its location is within good proximity to the majority of existing facilities.</p>
<p style="text-align: center;">Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>	+-	<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p>

<p style="text-align: center;">Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	--+	<p>The cells size, landscape (openness, views), surrounding environmental and accessibility issues would hinder the delivery of large mix housing scheme (instead - few high quality dwellings).</p>
<p style="text-align: center;">Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	++-	<p>The cell is in close proximity to existing health facilities in comparison to other areas.</p> <p>The cell is likely to be conducive to encouraging walking or cycling to the town centre.</p> <p>Development of cell is unlikely satisfactory to sustain a new health or sport facility.</p>
<p style="text-align: center;">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation</p>	+	<p>The cell is in close proximity to Saltmill Park, which contains all weather pitches and China Fleet Country Club (golf course).</p> <p>Development of cell is unlikely satisfactory to sustain a new sport facility.</p>

<p>and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>		
<p style="text-align: center;">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities. a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>	+	<p>The cell is in close proximity to Saltmill Park, which contains all weather pitches, China Fleet Club (golf course) and the leisure centre (900m)</p> <p>Proximity to the Tamar Estuary could encourage recreational activities.</p> <p>Development of cell is unlikely satisfactory to sustain a new health or sport facility.</p>
<p style="text-align: center;">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities. a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	-	<p>The A38 runs along the south west boundary, however access to and from the site would restrict the development to a small scale housing development.</p>
<p style="text-align: center;">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities. a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p>	+-	<p>The A38 runs along the south west boundary, however access to and from the site would restrict the development to a small scale housing development.</p> <p>Money from the development could be used to help improve the access to the town centre and thus access to jobs.</p>

<p>d) Will it raise the quality of employment and reduce seasonality?</p>		
<p style="text-align: center;">Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	-	<p>The A38 runs along the south west boundary, however access to and from the site would restrict the development to a small scale housing development.</p> <p>The increased traffic could negatively impact on people accessing the China Fleet Country Club.</p>
<p style="text-align: center;">Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</p> <p>a) Will it help improve the qualifications and skills of young people?</p> <p>b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)?</p> <p>c) Will it help increase the County's skilled and professional workforce?</p> <p>d) Will it support a viable future for rural communities?</p> <p>e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts?</p> <p>f) Will it increase accessibility to training facilities?</p>	+-	<p>The cell is located within walking distance (1200m) of a Primary School, however the secondary school is on the opposite side of town.</p>
<p style="text-align: center;">Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes)</p>	++-	<p>The cell is conveniently located to most facilities and, in comparison to other areas, offers a location which could optimise use of more sustainable modes of transport (train station) although it is acknowledged that realistically development increase use of motor vehicles.</p> <p>A significant increase in local traffic movements through Salt Mill and Glenville Terrace may cause safety and capacity issues.</p> <p>The development of the entire cell could provide linkages where public transport services could be encouraged to operate.</p>

<p>and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>		
<p style="text-align: center;">Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	+ + -	<p>Development of the cell overall is not satisfactory to sustain a new neighbourhood, but in comparison to other areas it is conveniently located to existing local facilities, including a the local railway station.</p>
<p style="text-align: center;">Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies?</p> <p>c) Will it help reduce fuel poverty?</p>	-	<p>Heat mapping does not suggest that there is any potential for a District Heating Scheme.</p> <p>General aspect of cell is east, therefore there limited possibility for solar power.</p>

d) Will it encourage local energy production?



SA Table for Site A6

Sustainability Criteria	Score	Comments
<p style="text-align: center;">Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	+	<p>The cell is located in close proximity to the town centre and many facilities in comparison to other areas. This offers a chance to optimise use of more sustainable modes of transport thereby minimising any increase in greenhouse gas emissions</p> <p>Cell has a south – south east aspect and could used for solar power generation.</p> <p>Heat Mapping Analysis concluded that the cell has some potential to support a District Heating scheme but with some limitations/constraints.</p>
<p style="text-align: center;">Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or landfilled?</p> <p>b) Will it increase levels of composting or anaerobic digestion?</p> <p>c) Has space for storage of recycled materials been planned for?</p> <p>d) Will it reduce the waste management industry’s contribution to climate change?</p>	+-	<p>Cell location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.</p>
<p style="text-align: center;">Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate,</p>	+	<p>The whole cell is outside any mineral consultation area.</p>

enhance geological conservation interests in the county? d) Will mineral working impact on designated land?		
<p style="text-align: center;">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality. 2. To encourage and safeguard local food production. a) Will it protect, enhance and improve soil quality in Cornwall? b) Will it avoid development that leads to the loss of productive soil?</p>	--+	The whole cell is within agricultural grade 2. If developed there would be a loss of productive soil, however currently used for pasture.
<p style="text-align: center;">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve. a) Will it reduce pollution including greenhouse gas emissions? b) Will it maintain or improve air quality in Cornwall?</p>	++-	Land falls gently from north to south. Overall effects difficult to determine at this stage as impact can be minimised through careful design and construction. The cell is located within walking distance to the town centre which is likely to promote sustainable methods of transport. However access is indirect and through housing estates.
<p style="text-align: center;">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and coastal erosion. 2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use? a) Does the proposal reduce, or avoid increasing the risk of flooding overall? b) Does the proposal reduce the overall demand for water? c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change? d) Will the proposal increase the risk of water pollution events?</p>	+-	The cell slopes towards the River Tamar and site runoff needs to be considered. Development will increase the overall demand for water but this increase in demand is not as a result of specific development in this specific location.
<p style="text-align: center;">Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change. a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally</p>	+-	Churchtown Farm Nature Reserve is adjacent to the western boundary and is well used by the public. The cell overlooks the River Tamar which is a Special Area of Conservation. Development in this area could be accompanied by the provision of some wildlife habitats and these could be an improvement to some areas within the cell however overall provisions would be unlikely to improve what already exists.

<p>designated areas?</p> <p>b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)?</p> <p>c) Does it protect not only designated areas but also of wildlife interest everywhere?</p> <p>d) Will it encourage the provision of new or improved wildlife habitats?</p>		
<p style="text-align: center;">Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	--	<p>Nearly the entire cell is covered by Area of Outstanding Natural Beauty designation and the rest falls within an area of Open Area of Local Significance – development of cell is likely to harm local identity and character.</p> <p>The cell has extensive views over the Tamar Estuary and has a line of large mature evergreen trees along the southern boundary.</p> <p>Churchtown Farm Nature Reserve is adjacent to the western boundary and is well used by the public.</p> <p>The landscape assessment concluded that the cell has a high landscape value, and that development of the cell would be considered to have a moderate visual impact on the landscape and a high impact on the landscape character of the area surrounding.</p>
<p style="text-align: center;">Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	+-	<p>The cell is in close proximity to the Tamar Estuary, with an open landscape that slopes down towards the estuary.</p>

<p style="text-align: center;">Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>	-	<p>The cell is open and visually prominent to Tamar Estuary, development of whole cell is likely to have a negative impact on valley; identity and character of Saltash.</p>
<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	+-	<p>Land falls gently (north to south) towards the Tamar and is unlikely to impede the sustainable design of development in the area.</p> <p>The cell is covered by AONB designation and is visually prominent to the Tamar Estuary – development is likely to have a negative impact on the identity and character of Saltash. Therefore any development would have to be of the highest standard.</p>
<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	+ + -	<p>Development of the cell overall is not satisfactory to sustain a new neighbourhood, therefore it would be unlikely to improve access to and provision of additional services and facilities, however its location is within good proximity to the majority of existing facilities.</p>

<p style="text-align: center;">Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>	+-	<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p>
<p style="text-align: center;">Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	--+	<p>The cells size, landscape (openness, views), surrounding environmental and accessibility issues would hinder the delivery of large mix housing scheme.</p> <p>Cell is gently sloping, however, location (landscape, AONB) would mean a very high quality of development would be needed which might limit the level of affordable housing delivered.</p>
<p style="text-align: center;">Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p>	++-	<p>The cell is in close proximity to existing health facilities in comparison to other areas.</p> <p>The cell is likely to be conducive to encouraging walking or cycling to the town centre.</p> <p>Development of cell is unlikely satisfactory to sustain a new health or sport facility</p>

<p>e) Will it lead to unacceptable noise levels?</p> <p style="text-align: center;">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	<p style="text-align: center;">+ + -</p>	<p>The cell is adjacent to the secondary school playing fields and within 900m of the leisure centre and other playing fields.</p> <p>Development of cell is unlikely to sustain a new sport facility.</p>
<p>e) Will it lead to unacceptable noise levels?</p> <p style="text-align: center;">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	<p style="text-align: center;">+ + -</p>	<p>The cell is adjacent to the secondary school playing fields and within 900m of the leisure centre and other playing fields</p> <p>Proximity to the Tamar Estuary, Churchtown Farm Nature Reserve, and footpaths could encourage recreational activities.</p> <p>Development of cell is unlikely to sustain a new sport facility.</p>
<p style="text-align: center;">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	<p style="text-align: center;">-</p>	<p>Cell does not have close links to the strategic transport network – access is via housing estate roads.</p> <p>Opportunities could be limited due to size of cell, access and landscape/environmental constraints (AONB) – restrict the development to a small scale housing development.</p>

<p style="text-align: center;">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	+ + -	<p>Development in this area could help improve the connectivity issues to the cell - improve linkages to the town centre and access road to school.</p>
<p style="text-align: center;">Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	- - +	<p>Cell does not have close links to the strategic transport network – access is via housing estate roads.</p> <p>The cell has extensive views and is in close proximity to Churchtown Farm Nature Reserve which is used for walks. Development would have to bare this in mind to ensure no negative effects are experienced.</p>
<p style="text-align: center;">Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</p> <p>a) Will it help improve the qualifications and skills of young people?</p> <p>b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)?</p> <p>c) Will it help increase the County's skilled and professional workforce?</p> <p>d) Will it support a viable future for rural communities?</p> <p>e) Will it encourage a greater diversity of choice in skills</p>	+ +	<p>The cell has a secondary and primary school located along northern boundary, plus is around 800m away from college.</p>

<p>training as part of regeneration efforts? f) Will it increase accessibility to training facilities?</p>		
<p style="text-align: center;">Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	++-	<p>The cell is conveniently located to most facilities and, in comparison to other areas, offers a location which could optimise use of more sustainable modes of transport (train station) although it is acknowledged that realistically development increase use of motor vehicles.</p> <p>Road capacity could be an issue due to proximity to schools and use of housing estate roads.</p>
<p style="text-align: center;">Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with</p>	+-	<p>Development of the cell overall is not satisfactory to sustain a new neighbourhood, but in comparison to other areas it is conveniently located to existing local facilities, including a the local railway station, however access to them is indirect and through housing estates.</p>

disabilities and those in the more rural areas? f) Will it transfer freight from road to rail and/or sea?		
<p style="text-align: center;">Energy</p> 1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty. a) Will it promote energy conservation and efficiency? b) Will it promote and support the use of renewable and low carbon energy technologies? c) Will it help reduce fuel poverty? d) Will it encourage local energy production?	+	Heat Mapping Analysis concluded that the cell has some potential to support a District Heating scheme but with some limitations/constraints. There are some potentially high heat users/anchor loads in relatively close proximity to the north e.g. schools - the area should be further investigated. Cell has a south – south east aspect and could used for solar power generation.

SA Table for Site A7

Sustainability Criteria	Score	Comments
<p>Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	--+	<p>Cell is of significant size, however it is remote from the town centre with no direct access for either pedestrian or vehicular. Land falls increasingly steeply west –east to form a valley along the eastern boundary, forms barrier to town and contains flood zone.</p> <p>General aspect of cell is east, therefore there is limited opportunity for solar power.</p> <p>Heat Mapping Analysis concluded that the cell has some potential to support a District Heating scheme but with some limitations/constraints.</p>
<p>Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or landfilled?</p> <p>b) Will it increase levels of composting or anaerobic digestion?</p> <p>c) Has space for storage of recycled materials been planned for?</p> <p>d) Will it reduce the waste management industry’s contribution to climate change?</p>	+-	<p>Cell location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.</p>
<p>Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p>	-	<p>The south east section of the cell falls within a mineral consultation area.</p>

<p>c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p> <p>d) Will mineral working impact on designated land?</p>		
<p style="text-align: center;">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall?</p> <p>b) Will it avoid development that leads to the loss of productive soil?</p>	++-	<p>The cell contains mainly agricultural grades 3 & 4 with a small amount of grade 2. So if developed would lead to a loss of productive soil; however it is currently used for pasture with some marsh and woodland.</p>
<p style="text-align: center;">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve.</p> <p>a) Will it reduce pollution including greenhouse gas emissions?</p> <p>b) Will it maintain or improve air quality in Cornwall?</p>	--+	<p>Land falls increasingly steeply west – east to form a valley along the eastern boundary, Polluted air could settle within valley, however, overall effects difficult to determine at this stage as impact can be minimised through careful design and construction.</p> <p>The cell is distant from the town centre which could encourage car use, but cell is large enough to sustain large neighbourhood centre.</p>
<p style="text-align: center;">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and costal erosion.</p> <p>2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use?</p> <p>a) Does the proposal reduce, or avoid increasing the risk of flooding overall?</p> <p>b) Does the proposal reduce the overall demand for water?</p> <p>c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change?</p> <p>d) Will the proposal increase the risk of water pollution events?</p>	-	<p>Flood zone along the eastern boundary along bottom of the valley (Latchbrook Leat).</p> <p>Cell has very little level ground – slopes could cause problems with runoff.</p> <p>Development will increase the overall demand for water but this increase in demand is not as a result of specific development in this specific location.</p>
<p style="text-align: center;">Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</p> <p>a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife</p>	++-	<p>Cell does not contain any Cornwall Wildlife Sites, BAP woodland or Sites of Special Scientific Interest designations.</p> <p>There are woodland fringes in the western half of the cell and towards the bottom of the valley.</p> <p>Development in this area could be accompanied by the provision of some wildlife habitats</p>

<p>sites, SSSI's, and internationally, nationally and regionally designated areas?</p> <p>b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)?</p> <p>c) Does it protect not only designated areas but also of wildlife interest everywhere?</p> <p>d) Will it encourage the provision of new or improved wildlife habitats?</p>		<p>and these could be an improvement to some areas within the cell however overall provisions would be unlikely to improve what already exists.</p>
<p style="text-align: center;">Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	<p>--+</p>	<p>Cell is covered by a local designation (open area of local significance). Development of whole cell would be an extensive extension, which would affect local identity and character of the area.</p> <p>The landscape assessment concluded that the cell has a moderate/high landscape value, and that development of the cell would be considered to have a moderate visual impact on the landscape and a moderate/high impact on the landscape character of the area surrounding.</p>
<p style="text-align: center;">Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	<p>+-</p>	<p>The cell is not near the coast; however, it has flood zones running along its eastern boundary (Latchbrook Leat) which feed into Forder Lake. It is too early to determine effect at this stage.</p>

<p style="text-align: center;">Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>	<p>--+</p>	<p>There is a listed building at Manor Farm and Trematon Pond.</p> <p>The cell is covered by an open area of local significance. The valley is used by walkers and horse riders. Development is likely to have a negative impact on local character and identity to the town.</p>
<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	<p>--+</p>	<p>Land falls increasingly steeply west –east to form a valley along the eastern boundary, forms barrier to town and contains flood zone. Topography is likely to impede the sustainable design and development of the area.</p> <p>Cell has far reaching views - development would have to take account of this, which could influence the cost of the development The above is likely to hinder and increase cost of development.</p> <p>Development likely to have negative impact on local identity and character of area.</p>
<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	<p>+ -</p>	<p>The cell is of significant magnitude to contain a good size neighbourhood area and increase the level of facilities within the area.</p>

<p style="text-align: center;">Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>	+-	<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p>
<p style="text-align: center;">Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	+-	<p>The cell is of significant size to sustain a new neighbourhood and a substantial amount of housing.</p> <p>Land falls increasingly steeply west –east to form a valley along the eastern boundary, forms barrier to town and contains flood zone. Topography and limited connectivity options are likely to impede the mix of development and level of affordable housing delivered by the site.</p> <p>Valley + flood zone along eastern boundary would hinder development and probably should form open green space between town and any new development.</p>
<p style="text-align: center;">Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in</p>	+-	<p>The cell is some distance from existing health facilities.</p> <p>The cell is of a size to possibly incorporate new recreation/open space within its development.</p>

physical activity and sport? e) Will it lead to unacceptable noise levels?		
<p style="text-align: center;">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+-	<p>Cell is around 800m from sport pitches + open green space. Access to cell is via narrow country lanes.</p> <p>The cell is of a size to possibly incorporate new recreation/ open space within any development.</p>
<p style="text-align: center;">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+-	<p>The valley along the eastern boundary of the cell is a popular walk thus could be used by people in the new development.</p> <p>Cell is around 800m from sport pitches + open green space. Access to cell is via narrow country lanes. The cell is of a size to possibly incorporate new recreation/ open space within any development.</p>
<p style="text-align: center;">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce</p>	+	<p>Majority of cell is within 800m of existing industrial sites – direct and convenient access to the north of cell (primary road – A38).</p> <p>The cell would be promoted for mixed development and is significant size to support employment opportunities.</p>

seasonality?		
<p style="text-align: center;">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	+	<p>Substantial cell which could provide opportunity to improve links with the town centre and fund regeneration projects within town.</p> <p>Cell could contain retail/service based employment to help increase the provision on that side of town.</p>
<p style="text-align: center;">Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	++-	<p>The eastern edge of the cell adjoins a popular walk along the western side of Saltash and the cell offers good views over Saltash. These attractions could be used to attract tourism into the area; however development of cell could also detract from them.</p> <p>The cell is of sufficient size to sustain a substantial amount of growth, which could include tourism development and visitor accommodation.</p>
<p style="text-align: center;">Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</p> <p>a) Will it help improve the qualifications and skills of young people?</p> <p>b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)?</p> <p>c) Will it help increase the County's skilled and</p>	+-	<p>Over half is within walking distance (1200m) away from a primary school; however access to cell would have to be improved.</p> <p>Secondary school is located on the other side of town.</p> <p>The cell is of a size and convenient location that could offer an opportunity to improve the towns training and/or educational facilities.</p>

<p>professional workforce?</p> <p>d) Will it support a viable future for rural communities?</p> <p>e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts?</p> <p>f) Will it increase accessibility to training facilities?</p>		
<p style="text-align: center;">Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	++-	<p>Cell borders the town but is some distance away from key services, but close to existing employment sites.</p> <p>The A38 runs along northern boundary and offers access to the town centre for vehicles. However creation of the necessary road infrastructure within the cell as well as linking the cell to the town would have significant costs.</p> <p>Development of whole cell could provide linkages to where public transport services could be encouraged to operate.</p>
<p style="text-align: center;">Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to</p>	++-	<p>Cell borders the town but is some distance away from key services, but close to existing employment sites. Development of cell would have to look at ways to increase connectivity between cell and the town.</p> <p>Development of cell would sustain a good size new neighbourhood centre. Well located to existing employment and primary routes and supermarkets</p>

<p>balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>		
<p style="text-align: center;">Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies?</p> <p>c) Will it help reduce fuel poverty?</p> <p>d) Will it encourage local energy production?</p>	+-	<p>Heat Mapping Analysis concluded that the cell has some potential to support a District Heating scheme but with some limitations/constraints. Does not take into account the proximity of the industrial estate - the area should be further investigated</p> <p>General aspect of cell is east, therefore there is limited opportunity for solar power.</p>

SA Table for Site A7 (Steering Group Option)

Sustainability Criteria	Score	Comments
<p>Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	--+	<p>Cell is remote from the town centre with no direct access for either pedestrian or vehicular. Land falls gently from a central high point to all corners of the cell, with the exception of where it forms part of the valley along the eastern boundary, which acts as a barrier to town + contains flood zone.</p> <p>General aspect of cell is east, therefore there is limit opportunity for solar power.</p> <p>Heat Mapping Analysis concluded that the cell has some potential to support a District Heating scheme but with some limitations/constraints.</p>
<p>Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or landfilled?</p> <p>b) Will it increase levels of composting or anaerobic digestion?</p> <p>c) Has space for storage of recycled materials been planned for?</p> <p>d) Will it reduce the waste management industry's contribution to climate change?</p>	+-	<p>Cell location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.</p>
<p>Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p>	+	<p>The whole cell is outside any mineral consultation area.</p>

<p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p> <p>d) Will mineral working impact on designated land?</p>		
<p style="text-align: center;">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall?</p> <p>b) Will it avoid development that leads to the loss of productive soil?</p>	++-	<p>The cell contains mainly agricultural grade 3 with a small amount of grade 4. So if developed would lead to a loss of productive soil; however it is currently used for pasture with some marsh, scrub and woodland.</p>
<p style="text-align: center;">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve.</p> <p>a) Will it reduce pollution including greenhouse gas emissions?</p> <p>b) Will it maintain or improve air quality in Cornwall?</p>	--+	<p>Land falls gently from a central high point to all corners of the cell, with the exception of where it forms part of the valley along the eastern boundary. Polluted air could settle within valley, however, overall effects difficult to determine at this stage as impact can be minimised through careful design and construction.</p> <p>The cell is distant from the town centre which could encourage car use, but cell is large enough to sustain a neighbourhood centre.</p>
<p style="text-align: center;">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and coastal erosion.</p> <p>2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use?</p> <p>a) Does the proposal reduce, or avoid increasing the risk of flooding overall?</p> <p>b) Does the proposal reduce the overall demand for water?</p> <p>c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change?</p> <p>d) Will the proposal increase the risk of water pollution events?</p>	-	<p>Flood zone along the eastern boundary along bottom of the valley (Latchbrook Leat).</p> <p>Cell has very little level ground – slopes could cause problems with runoff.</p> <p>Development will increase the overall demand for water but this increase in demand is not as a result of specific development in this specific location.</p>
<p style="text-align: center;">Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its</p>	++-	<p>Cell does not contain any Cornwall Wildlife Sites, BAP woodland or Sites of Special Scientific Interest designations.</p> <p>There are woodland fringes in the western half of the cell and towards the bottom of the valley.</p>

<p>adaptation to climate change.</p> <p>a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas?</p> <p>b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)?</p> <p>c) Does it protect not only designated areas but also of wildlife interest everywhere?</p> <p>d) Will it encourage the provision of new or improved wildlife habitats?</p>		<p>Development in this area could be accompanied by the provision of some wildlife habitats and these could be an improvement to some areas within the cell however overall provisions would be unlikely to improve what already exists.</p>
<p style="text-align: center;">Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	<p style="text-align: center;">+-</p>	<p>Cell is covered by a local designation (open area of local significance). Development of whole cell would cause a loss local identity and character of the area, due to the views over and from the town itself.</p> <p>The landscape assessment concluded that the cell has a moderate/high landscape value, and that development of the cell would be considered to have a moderate visual impact on the landscape and a moderate impact on the landscape character of the area surrounding.</p>
<p style="text-align: center;">Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p>	<p style="text-align: center;">+-</p>	<p>The cell is not near the coast; however, it has flood zones running along its eastern boundary (Latchbrook Leat) which feed into Forder Lake. It is too early to determine effect at this stage.</p>

d) Will the proposal operate within safe biological, chemical and physical limits?		
<p style="text-align: center;">Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>	--+	<p>There is a listed building at Manor Farm and Trematon Pond.</p> <p>The cell covers an open area of local significance.</p> <p>Development is likely to have a negative impact on local character and identity to the town.</p>
<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	--+	<p>Land falls gently from a central high point to all corners of the cell, with the exception of where it forms part of the valley along the eastern boundary, forms barrier to town and contains flood zone. Topography in the eastern half of cell is likely to impede the sustainable design and development of the area.</p> <p>Cell has far reaching views - development would have to take account of this, which could influence the cost of the development The above is likely to hinder and increase cost of development.</p> <p>Development has possibility to have negative impact on local identity and character of area.</p>
<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the</p>	--+	<p>The cell could contain a small neighbourhood area, however, is unlikely to increase accessibility to facilities within the area.</p>

<p>socially excluded? b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>		
<p>Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>	+-	<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p>
<p>Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	+-	<p>Cell could to sustain a new neighbourhood and large amount of housing.</p> <p>Land falls gently from a central high point to all corners of the cell, with the exception of where it forms part of the valley along the eastern boundary. Topography along eastern boundary could impede the mix of development and level of affordable housing delivered by the site.</p> <p>Valley + flood zone along eastern boundary would hinder development and probably should form open green space between town and any new development.</p>
<p>Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p>	--+	<p>The cell is some distance from existing health facilities, but has access to primary routes.</p>

<p>c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>		
<p style="text-align: center;">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities. a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>	+-	<p>Cell is around 800m from sport pitches + open green space. Access to cell is via narrow country lanes. The cell is of a size to possibly incorporate new recreation/ open space within any development.</p>
<p style="text-align: center;">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities. a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>	+-	<p>The valley along the eastern boundary of the cell is a popular walk thus could be used by people in the new development.</p> <p>Cell is around 800m from sport pitches + open green space. Access to cell is via narrow country lanes. The cell is of a size to possibly incorporate new recreation/ open space within any development.</p>
<p style="text-align: center;">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities. a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural</p>	++-	<p>Majority of cell is within 800m of existing industrial sites – direct and convenient access to the north of cell (primary road – A38).</p> <p>The cell would be promoted for mixed development and is significant size to support employment opportunities.</p>

<p>areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>		
<p style="text-align: center;">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	<p style="text-align: center;">++-</p>	<p>Substantial cell which could provide opportunity to help fund regeneration projects within town.</p> <p>Cell could contain retail/service based employment to help increase the provision on that side of town.</p>
<p style="text-align: center;">Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	<p style="text-align: center;">+-</p>	<p>The eastern edge of the cell adjoins a popular walk along the western side of Saltash and the cell offers good views over Saltash. These attractions could be used to attract tourism into the area; however development of cell could also detract from them.</p>
<p style="text-align: center;">Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</p> <p>a) Will it help improve the qualifications and skills of young people?</p> <p>b) Will it improve facilities and opportunities for lifelong</p>	<p style="text-align: center;">--+</p>	<p>Over half is within walking distance (1200m) away from a primary school; however access to cell would have to be improved.</p> <p>Secondary school is located on the other side of town.</p>

<p>learning (particularly for those with greatest need)?</p> <p>c) Will it help increase the County's skilled and professional workforce?</p> <p>d) Will it support a viable future for rural communities?</p> <p>e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts?</p> <p>f) Will it increase accessibility to training facilities?</p>		
<p style="text-align: center;">Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	+ + -	<p>Cell borders the town but is some distance away from key services, but close to existing employment sites.</p> <p>The A38 runs along northern boundary and offers access to the town centre for vehicles. Development of cell could provide linkages where public transport could be encouraged.</p>
<p style="text-align: center;">Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to</p>	+ + -	<p>Cell borders the town but is some distance away from key services, but close to existing employment sites.</p> <p>Development of cell could sustain a small neighbourhood centre. Well located to existing employment and primary routes and supermarkets</p>

<p>balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>		
<p style="text-align: center;">Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies?</p> <p>c) Will it help reduce fuel poverty?</p> <p>d) Will it encourage local energy production?</p>	+-	<p>Heat Mapping Analysis concluded that the cell has some potential to support a District Heating scheme but with some limitations/constraints. Does not take into account the proximity of the industrial estate - the area should be further investigated</p> <p>General aspect of cell is east, therefore there is limit opportunity for solar power.</p>

