

# **Appendix H**

## **Saltash Housing Evidence Report: Sustainable Appraisal (SA) Tables at Step 13d – The Site Prioritisation Stage SA**

## Introduction

This Appendix sets out the Sustainability Appraisal (SA) for the Site Options at Step 13d of the Urban Extension Assessment (the Site Prioritisation Stage). Ahead of this step, at Step 13c, the sites consulted on in 2012 were reviewed in order to consider any factors which may result in the site areas being altered (for instance, as a consequence of any recent planning permissions being approved). A revision to the SA was considered appropriate in order to ensure any amendments were reflected in the SA but also to take the opportunity to review the scoring methodology behind the SA.

This Appendix sets out the SA Objectives behind the SA; the Scoring Methodology used; and, the SA Results Tables for the following Site Options:

- Broadmoor;
- Latchbrook; and,
- Latchbrook (north).

## 1. Sustainability Objectives

The Sustainability Objectives and corresponding Decision Making Criteria of the SA are set out in Table 1.

**Table 1: The Sustainability Objectives and Corresponding Decision Making Criteria of the SA**

Sustainability Objective	Decision Making Criteria
<b>Climatic Factors</b>  <i>To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</i>  <i>To increase resilience to climate change, and reduce vulnerability.</i>	Does it limit greenhouse gas emissions?
	Does it secure the highest viable resource and energy efficiency?
	Does it encourage the use of renewable energy technologies?
	Does it minimise vulnerability and encourage resilience to the effects of climate change?
<b>Waste</b>  <i>To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</i>	Will it reduce the amount of waste produced, collected, and or landfilled?
	Will it increase the amount of waste recycled or recovered?
	Will it increase levels of composting or anaerobic digestion?
	Has space for storage of recycled materials been planned for?
	Will it reduce the waste management industry's contribution to climate change?

Sustainability Objective	Decision Making Criteria
<p><b>Minerals and Geodiversity</b></p> <p><i>To minimise the consumption of mineral resources and ensure the sustainable management of these resources</i></p> <p><i>To conserve, enhance and restore the condition of geodiversity in the county.</i></p>	<p>Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p> <p>Will mineral working impact on designated land?</p>
<p><b>Soil</b></p> <p><i>To minimise the use of undeveloped land and protect and enhance soil quality.</i></p> <p><i>To encourage and safeguard local food production.</i></p>	<p>Will it protect, enhance and improve soil quality in Cornwall?</p> <p>Will it avoid development that leads to the loss of productive soils?</p>
<p><b>Air</b></p> <p><i>To reduce air pollution and ensure air quality continues to improve.</i></p>	<p>Will it reduce pollution including greenhouse gas emissions?</p> <p>Will it maintain or improve air quality in Cornwall?</p>
<p><b>Water</b></p> <p><i>To reduce the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion.</i></p> <p><i>To maintain and enhance water quality and reduce consumption and increase efficiency of water use.</i></p>	<p>Does the proposal reduce, or avoid increasing the risk of flooding overall?</p> <p>Does the proposal maintain or enhance water quality overall?</p> <p>Does the proposal reduce the overall demand for water?</p> <p>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>Will the proposal increase the risk of water pollution events?</p>

Sustainability Objective	Decision Making Criteria
<p><b>Biodiversity</b></p> <p><i>To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</i></p>	Does the proposal protect, enhance or restore biodiversity interests of BAP habitats, Cornwall Wildlife Sites, SSSIs and internationally, nationally and regionally designated areas?
	Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)?
	Does it protect not only designated areas but also of wildlife interest everywhere?
	Will it encourage the provision of new or improved wildlife habitats?
<p><b>Landscape</b></p> <p><i>To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</i></p>	Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?
	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?
	Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements?
	Will it maintain and enhance a high quality living environment?
	Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?
<p><b>Maritime</b></p> <p><i>To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</i></p>	Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?
	Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?
	Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?
	Will the proposal operate within safe biological, chemical

Sustainability Objective	Decision Making Criteria
	and physical limits?
<p><b>Historic Environment</b></p> <p><i>To protect and enhance the quality and local distinctiveness of the historic environment.</i></p>	<p>Does the proposal reinforce the distinctive character of Cornwall?</p> <p>Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>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>Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>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><b>Design</b></p> <p><i>To promote and achieve high quality, locally distinctive design, sustainable land use and sustainable built development.</i></p>	<p>Will it encourage developers to build to higher environmental standards?</p> <p>Will it help to promote local distinctiveness?</p> <p>Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>
<p><b>Social Inclusion</b></p> <p><i>To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</i></p>	<p>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>Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>
<p><b>Crime and Anti-Social Behaviour</b></p>	<p>Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the</p>

Sustainability Objective	Decision Making Criteria
<p><i>To reduce crime, anti-social behaviour and fear of crime.</i></p>	<p>most deprived neighbourhoods and identified hot spots).</p>
	<p>Will it help reduce the fear of crime?</p>
<p><b>Housing</b></p> <p><i>To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</i></p>	<p>Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p>
	<p>Will it reduce the number of people homeless or in temporary accommodation?</p>
	<p>Will it contribute towards the provision of affordable, social and key worker housing?</p>
	<p>Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p>
	<p>Will it deliver adaptable housing to meet the lifelong needs of the population?</p>
	<p>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>Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p>
<p><b>Health, sport and recreation</b></p> <p><i>To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</i></p>	<p>Will it make the best use of land?</p>
	<p>Will it improve health and well-being and reduce inequalities in health?</p>
	<p>Will it improve access to health services?</p>
	<p>Will it improve access to the countryside, coast, recreation and open spaces?</p>
	<p>Will it increase participation and engagement in physical activity and sport?</p>
<p><b>Economic Development</b></p>	<p>Will it lead to unacceptable noise levels?</p> <p>Will it promote a diverse range of employment</p>

Sustainability Objective	Decision Making Criteria
<p><i>To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</i></p>	opportunities?
	Will it provide affordable, small scale, managed workspace to support local need?
	Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?
	Will it raise the quality of employment and reduce seasonality?
<p><b>Education and Skills</b></p> <p><i>To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</i></p>	Will it help improve the qualifications and skills of young people?
	Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)?
	Will it help increase the County's skilled and professional workforce?
	Will it support a viable future for rural communities?
	Will it encourage a greater diversity of choice in skills training as part of regeneration efforts?
	Will it increase accessibility to training facilities?
<p><b>Transport and accessibility</b></p> <p><i>To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</i></p> <p><i>To reduce traffic congestion and minimise transport related greenhouse gas emissions.</i></p>	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?
	Will it reduce traffic congestion by promoting alternative modes of transport?
	Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?
	Will it lead to a reduction in greenhouse gas emissions?
	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><b>Energy</b></p>	Will it promote energy conservation and efficiency?

Sustainability Objective	Decision Making Criteria
<i>To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</i>	Will it promote and support the use of renewable and low carbon energy technologies?
	Will it help reduce fuel poverty?
	Will it encourage local energy production?

## 2. The SA Scoring Methodology

The SA Tables within Section 3 of this Appendix present summary scores for each site, against each of the 19 SA objectives. This section sets out how the scores within these SA tables have been arrived at.

In the SA tables for the sites, the scoring is two step:

- a. Firstly, sites are assessed against each SA objective, by means of consideration of a number of criteria relevant to the SA objective (Table 2) (this is shown within column titled 'Impacts of Proposal' in the SA Tables within Appendix 3); and,
- b. Secondly, these criteria are scored and then, from these, a summary score (shown within column titled 'Score' in the SA Tables within Appendix 3) is drawn for each SA objective (the scoring summaries are set out after Table 2).

--	Likely to significantly undermines the SA Objective
-	Likely to undermine the SA Objective
--/+	More likely than not to undermine the SA Objective
+/-	Likely to neither undermine or contribute to meeting the SA Objective
++/-	More likely than not to contribute towards meeting the SA Objective
+	Likely to contribute towards meeting the SA Objective
++	Likely to significantly contribute towards meeting the SA Objective
?	Impacts unknown
0	Objective/criteria not relevant

**Table 2: SA Scoring Criteria for Housing & Mixed Use Sites**

Housing / Mixed Use Sites Criteria Scores	--	-	--/+	+/-	++/-	+	++
<b>1: Climate Factors</b>	Aspect/ gradient does not allow any solar gain.	Aspect/ gradient does not allow maximised solar gain and renewable technologies.		Dual aspect/ varying gradient allows some degree of solar gain and renewable technologies.		Aspect/ gradient allows maximised solar gain and renewable technologies.	
	Site location very inaccessible and unfavourable for use of more sustainable forms of transport.	Site location less accessible and less favourable for use of more sustainable forms of transport, thereby not minimising any increase in greenhouse gas emissions.		Site location allows limited use of sustainable modes of transport thereby having some more limited effect in minimising any increase in greenhouse gas emissions.		Site location more accessible and more favourable for use of more sustainable forms of transport, thereby minimising any increase in greenhouse gas emissions.	
<b>2: Waste</b>	All sites scored "+/-" at this stage – as site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and / or land filled						
<b>3: Minerals and Geodiversity</b>	Whole site within a MCA (more important).	More than half of site within a MCA.	Less than half of site within MCA or site adjacent to MCA.				Whole site outside a MCA.
	<i>Site covered by a CGS (less important)</i>	<i>Part of site covered by a CGS</i>	<i>In proximity to a CGS</i>			<i>Not in proximity to a CGS</i>	

<b>Housing / Mixed Use Sites Criteria Scores</b>	<b>--</b>	<b>-</b>	<b>--/+</b>	<b>+/-</b>	<b>++/-</b>	<b>+</b>	<b>++</b>
<b>4: Soil</b>	Site contains some Grade 1 and/ or whole site includes Grade 2 or 3a Agricultural land.	Site contains some Grade 2 or 3a Agricultural land.	Site contains Grade 3b - 5 Agricultural land.			Classed as urban or Previously Developed Land.	
<b>5: Air</b> Neutral statement <i>All development will have an impact on air pollution the extent of which can be minimised through careful design and construction.</i>		Site location falls within a proposed or existing Air Quality Management Area (AQMA)	Majority (or large proportion) of Site location falls within a proposed or existing AQMA	A small area of the site location falls within a proposed or existing AQMA	Site location is not within but adjoins a proposed or existing AQMA	Site location does not fall within a proposed or existing AQMA	
<b>6: Water</b> Neutral statement <i>All development will increase the overall demand for water.</i>	Flood Risk assessment demonstrates the proposed use, of the majority of the site, is not compatible with the Flood Zone status.	Flood Risk assessment demonstrates that an Exception Test is required to ascertain whether the proposed use, for the majority of the site, is compatible with the Flood Zone status.				Flood Risk assessment demonstrates the proposed use is compatible with the Flood Zone status of the majority of the site.	Flood Risk assessment demonstrates the proposed use is compatible with the Flood Zone status of the entire site.
	Site is entirely, or the majority is covered by a Critical Drainage Area.	Site partially covered by a Critical Drainage Area.	Very small area of site within a Critical Drainage Area.		Site not within but adjacent to a Critical Drainage Area.		Site entirely outside and not adjacent to a Critical Drainage Area.

Housing / Mixed Use Sites Criteria Scores	--	-	--/+	+/-	++/-	+	++
<p><b>7: Biodiversity</b></p> <p>At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.</p>	<p>Site entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance.</p>	<p>Site adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance.</p>				<p>Site not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance.</p>	<p>Area.</p>
	<p>Outcome of HRA implies significant harm to site biodiversity which is unable to be mitigated if development includes housing.</p>						
	<p>Entirely or partially covered by a CWS.</p>	<p>Site adjacent to or in proximity to a CWS.</p>				<p>Site not covered by, adjacent or in proximity to a CWS.</p>	
	<p>Site entirely or partially covered by a BAP habitat.</p>	<p>Site adjacent to or in proximity to a BAP habitat.</p>				<p>Site not covered by, adjacent to or in proximity to a BAP habitat.</p>	
	<p>Site contains Ancient Woodland .</p>	<p>Site adjacent to Ancient Woodland.</p>					

Housing / Mixed Use Sites Criteria Scores	--	-	--/+	+/-	++/-	+	++
<p><b>8: Landscape</b></p> <p>At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.</p> <p><i>Seascape – only applies to those areas in proximity to the coast</i></p>	Entirely or partially within a designated AONB or AGLV.	Adjacent or in close proximity to a designated AONB or AGLV.				Not within or in proximity to a designated AONB or AGLV.	
	Assessment shows HIGH landscape assessment.			Assessment shows MODERATE landscape assessment.		Assessment shows LOW landscape assessment.	
	High impact on seascape (can be seen from offshore and from headlands).					Low impact on seascape (cannot be seen from offshore and from headlands).	
<p><b>9: Maritime</b></p> <p>At this stage it is not possible to assess what specific impact development of this site could have. This will be further assessed through any planning application process.</p> <p><i>only applies to those areas in proximity to the coast</i></p>		Adjoins the coast.	In close proximity (approx 0.5 mile) to the coast.				

Housing / Mixed Use Sites Criteria Scores	--	-	--/+	+/-	++/-	+	++
<p><b>10: Historic Environment</b></p> <p>All development is likely to have some effect on the historic environment</p> <p>If the site has been subject to a Historic Environment Assessment then this criteria alone should be considered. If there has not been an HEA then the additional criteria should be used</p> <p>HEA scoring colour coding has been modified to fit the SA scoring criteria</p>	<p>Outcome of Historic Environment Assessment implies a serious impact and substantial harm to the historic environment which is unable to be mitigated.</p>	<p>Outcome of Historic Environment Assessment implies a potential for substantial harm to the historic environment, however this could be avoided or mitigated.</p>	<p>Outcome of Historic Environment Assessment implies less than substantial harm and the potential for mitigation.</p>			<p>Outcome of Historic Environment Assessment implies no harm to heritage assets</p>	<p>Outcome of Historic Environment Assessment shows potential to enhance the significance of heritage assets</p>
	<p>Development likely to have a very negative impact on historic character (including the WHS)</p>	<p>Development likely to have a negative impact on historic character (including the WHS)</p>				<p>Development likely to have a positive impact on historic character (including the WHS)</p>	
	<p>Site contains a Scheduled Monument.</p>	<p>Site adjacent to a Scheduled Monument.</p> <p>Several features on the SMR.</p>	<p>One or two features on the SMR.</p>				<p>No features on the SMR.</p>
		<p>Development of the site would adversely affect a Grade I or II* Listed Building.</p>				<p>Development of the site is unlikely to adversely affect a Grade I or II* Listed Building.</p>	
		<p>Site classed as Ancient Enclosed Land, Post</p>					

Housing / Mixed Use Sites Criteria Scores	--	-	--/+	+/-	++/-	+	++
		Medieval Enclosed Land.					
<b>11: Design</b>		Topography likely to impede sustainable design.				Topography unlikely to impede sustainable design.	
		Development of the site could cause coalescence of settlements and adversely affect local distinctiveness.				Development of the site unlikely to cause coalescence of settlements and adversely affect local distinctiveness.	
<b>12: Social Inclusion</b> At this stage it is not possible to assess what specific impact development of this site could have. This will be further assessed through any planning application process.		Site is not in proximity to the town centre and other facilities such as schools and health.		Site is in proximity to either the town centre or other facilities such as schools and health.		Site is in proximity to the town centre and other facilities such as schools and health.	
		The site is not of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities or is proposed to be allocated for such uses or a mix of uses including additional services and				The site is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities or is proposed to be allocated for such uses or a mix of uses including additional services and	

Housing / Mixed Use Sites Criteria Scores	--	-	--/+	+/-	++/-	+	++
		facilities.				facilities.	
<b>13: Crime &amp; Anti-Social Behaviour</b>	All sites scored “?” at this stage as it is difficult to establish what impacts development in this area will have on crime and anti-social behaviour.						
<b>14: Housing</b>		The site is not of a scale to provide an appropriate mix of housing type and tenure. (not relevant for student accommodation sites)				The site is of a scale to provide for an appropriate mix of housing type and tenure. (not relevant for student accommodation sites)	
		There are significant topographical constraints, which will negatively affect the opportunity for the development of an optimum quantity and mix of development including a higher % of affordable housing.	There are some topographical constraints, which will negatively affect the opportunity for the development of an optimum quantity and mix of development including a higher % of affordable housing.			There are no significant topographical constraints, maximising opportunity for the development of an optimum quantity and mix of development including a higher % of affordable housing.	
<b>15: Health, Sport and Recreation</b> At this stage it is not possible to assess what specific impact development of this site could have on access to open space and sports facilities. This will be further assessed through		The site is not in proximity (800m) to existing health facilities.	Less than half of the site is in proximity (800m) to existing health facilities.		The majority of the site is in proximity (800m) to existing health facilities.	The site is in proximity (800m) to existing health facilities.	

<b>Housing / Mixed Use Sites Criteria Scores</b>	<b>--</b>	<b>-</b>	<b>--/+</b>	<b>+/-</b>	<b>++/-</b>	<b>+</b>	<b>++</b>
<p>any planning application process.</p> <p>Assumption – the criteria “e) will it lead to unacceptable noise levels?” has been considered as the noise that would be generated by the development – and therefore not scored as not relevant to housing proposals</p>		<p>The site does not have good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.</p>		<p>The site has reasonable access (not as favourable as other sites) to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.</p>		<p>The site has good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.</p>	
		<p>The site includes existing formal and informal sports facilities.</p>		<p>The site includes existing sports facilities but redevelopment is likely to include replacement provision.</p>		<p>The site does not include existing formal and informal sports facilities.</p>	
		<p>The site is not in proximity to an existing playing field/ open space or sports facility.</p>				<p>The site is in close proximity to an existing playing field/ open space or sports facility.</p>	
		<p>The site is not of a scale to enable the development of new open space/ sports facilities.</p>				<p>The site is of a scale to enable the development of new open space/ sports facilities.</p>	

Housing / Mixed Use Sites Criteria Scores	--	-	--/+	+/-	++/-	+	++
<p><b>16: Economic Development, Regeneration and Tourism</b> At this stage it is not possible to assess what specific impact development of this site could have. This will be further assessed through any planning application process.</p>		The site is not in proximity (800m) to existing employment areas.	Less than half of the site is in proximity (800m) to existing employment areas.		The majority of the site is in proximity (800m) to existing employment areas.	The site is in proximity (800m) to existing employment areas.	
		The site does not have good links to the strategic transport network in comparison to other sites.				The site has good links to the strategic transport network in comparison to other sites.	
		The site is not of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.				The site is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	The site is of a scale to enable the development of new employment units as part of the development.
		Development of the site would have an adverse effect on tourism.		Development of the site may have an adverse effect on tourism although effects uncertain at this stage.		Development of the site would have a positive effect on tourism.	Development of the site is intended to include a major tourism facility/ draw (e.g. a new marina).

Housing / Mixed Use Sites Criteria Scores	--	-	--/+	+/-	++/-	+	++
<b>17: Education and Skills</b> At this stage it is not possible to assess what specific impact development of this site could have. This will be further assessed through any planning application process.	The site is not in proximity over its whole area to both primary (1200m) and secondary (1600m) schools.	The majority of site is not in proximity to both primary (1200m) and secondary (1600m) schools.	The site is not in proximity to a primary (1200m) but is in proximity to a secondary (1600m) school.	Part of the site is in proximity to a primary (1200m) but is not in proximity to a secondary (1600m) school.	The site is in proximity to a primary (1200m) but is not in proximity to a secondary (1600m) school.	The majority of the site is in proximity to both primary (1200m) and secondary (1600m) schools.	The whole area of the site is in proximity to both primary (1200m) and secondary (1600m) schools.
		The site is not of a scale and location to improve training and educational facilities such as a new primary school.				The site is of a scale and location to improve training and educational facilities, such as a new primary school.	
						The site is specifically for student accommodation and will therefore facilitate access to higher education	
<b>18: Transport and Accessibility</b> it is acknowledged that realistically development increases use of motor vehicles	Site location very poorly accessible to facilities and very unfavourable for use of more sustainable forms of transport.	Site location less accessible and less favourable for use of more sustainable forms of transport.		Site location accessible to facilities but affected by topographical constraints which may discourage walking and cycling.		Site location more accessible and more favourable for use of more sustainable forms of transport.	Site location very accessible and very favourable for use of sustainable forms of transport.

Housing / Mixed Use Sites Criteria Scores	--	-	--/+	+/-	++/-	+	++
		Site not appropriate or of a scale to provide linkages where public transport could be encouraged to operate.				Site appropriate or of a scale to provide linkages where public transport could be encouraged to operate.	
		Development of the site may cause a significant increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.					
<b>19: Energy</b>	No potential to support a District Heating scheme.	Little potential for a District Heating scheme.				Some potential for a District Heating scheme.	Highest potential for a District Heating scheme.
It is acknowledged that other renewable technologies (e.g. ground source heat pumps) may be suitable on sites less favourable to solar PV	Aspect very unfavourable for solar PV.	Aspect unfavourable for solar PV.	Aspect over most of the site is not favourable for solar PV.		Aspect over most of the site is favourable for solar PV.	Aspect favourable for solar PV.	Aspect most favourable for solar PV over whole site.

### Summary Scoring of Criteria Scores, for each SA Objective

Within each of the assessment tables which follow, a summary score has been arrived at, taking into consideration how a site and its proposed use, has performed against the criteria listed within Table 2, above.

Summary scores have been arrived at according to the assumptions listed below.

#### Scoring Assumptions

1. Criteria which are scored as either '+/-', '0' or '?' do not influence the summary score as these scores reflect impacts on the SA Objectives which are neutral (i.e. they are neither likely to undermine or contribute towards meeting the SA objective, the impacts of the proposed development are unknown at this stage, or the SA objective/assessment criteria is not relevant to the proposed land use).
2. There are a number of specific exceptions to the general scoring:
  - a. In the following instances, a score of '--' will outweigh the other criteria scores. This is where an element of scoring poses the risk of a particularly negative impact:
    - SA Objective 3: Minerals and Waste (MCA criteria)
    - SA Objective 7: Biodiversity (HRA criteria)
    - SA Objective 10: Historic Environment (Historic Environment Assessment criteria)
  - b. In the following instances, due to the nature of these criteria it is not considered appropriate to score any site as an overall positive (+), so where this score would ordinarily result, this has been scored as neutral (+/-)
    - SA Objective 7: Biodiversity
    - SA Objective 8: Landscape
    - SA Objective 10: Historic Environment
3. Depending on the number of criteria involved the summary scores are arrived at using the set of tables below. NB only the possible scoring combinations that could be arrived at are shown, as with some criteria it is not possible to score, for example, a double positive (++) or double negative (--).

**Table 3. Summary Scores for 2 Criteria**

		Criteria 1 Score						
		++	+	++/-	+/-	--/+	-	--
Criteria 2 Score	++	++	+	+	++	+	++/-	+/-
	+	+	+	++/-	+	++/-	+/-	--/+
	++/-	+	++/-	++/-	++/-	+/-	--/+	--
	+/-	++	+	++/-	+/-	--/+	-	--
	--/+	+	++/-	+/-	--/+	--/+	-	--
	-	++/-	+/-	--/+	-	-	-	--
	--	+/-	--/+	--	--	--	--	--

Table 4. Summary Scores for 3 Criteria (possible combinations)

Individual criteria scores			Summary Score
--	--	--	--
--	--	-	--
--	--	+/-	--
--	--	+	--
--	-	-	--
--	-	+/-	--
--	+/-	+/-	--
--	-	+	--
--	+/-	+	-
-	-	-	-
-	-	--/+	-
-	-	+/-	-
-	+/-	+/-	-
-	-	+	-
-	-	++	+/-
+	+	--	+/-
+/-	+	-	+/-
+/-	+/-	+/-	+/-
++	--/+	-	+/-
++	+	--/+	+
++	++/-	-	+
+	+/-	+/-	+
+	+	-	+
+	+	+/-	+
+	+	++/-	+
+	+	+	+
++	+/-	+/-	++
++	+	-	++
++	+	+/-	++
++	+	++/-	++
++	+	+	++
++	++	-	++
++	++	+/-	++
++	++	++/-	++
++	++	+	++
++	++	++	++

Table 5. Summary Scores for 4 Criteria (possible combinations)

Individual criteria scores				Summary Score
-	-	-	-	-
-	-	-	+	-
-	-	-	+/-	-
-	-	-	++/-	-
-	-	-	--/+	-
-	-	+/-	--/+	-
-	-	+/-	+/-	-
-	-	+/-	++/-	-
-	-	-	++	-
-	-	--/+	++	--/+
-	--/+	+/-	+	--/+
+/-	+/-	+/-	+/-	+/-
+	+/-	+/-	-	+/-
+	+	-	-	+/-
+	++/-	+/-	-	++/-
++	++/-	-	-	++/-
++	+	-	-	++/-
++	+	--/+	-	++/-
+	+	+/-	++/-	+
++	+	++/-	-	+
++	+	+/-	++/-	+
++	+	+/-	--/+	+
+	+	+/-	+/-	+
+	+	+/-	-	+
+	+	+/-	--/+	+
+	+	+	-	+
+	+	+	+/-	+
+	+	+	+	+
++	+	+	-	+
++	+	+	+/-	+
++	+	+	+	+
++	++	+	+	+

**Table 6. Summary Scores for 5 Criteria (possible combinations)**

Individual criteria scores					Summary Score
--	--	-	-	-	-
--	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	--/+	-
-	-	-	-	+/-	-
-	-	-	-	++/-	-
-	-	-	-	+	-
-	-	-	--/+	+/-	-
-	-	-	+/-	+/-	-
-	-	-	+/-	++/-	-
-	-	-	--/+	+	-
-	-	-	++/-	+	-
-	-	-	+	+	-
-	-	-	+/-	+	-
-	-	+/-	+/-	--/+	-
-	-	+/-	+/-	+	-
-	-	+/-	+/-	++/-	-
-	-	+/-	--/+	+	--/+
-	-	+/-	++/-	+	--/+
-	--/+	+/-	+/-	+	--/+
+/-	+/-	+/-	+/-	+/-	+/-
+	+/-	+/-	+/-	-	+/-
+	+	+/-	-	-	+/-
+	+/-	+/-	++/-	-	++/-
+	+	+/-	--/+	-	++/-
+	+	+/-	++/-	-	++/-
+	+	+/-	+/-	-	+
+	+	+/-	+/-	--/+	+
+	+	+/-	+/-	++/-	+
+	+	+	+/-	+/-	+
+	+	+	-	-	+
+	+	+	--/+	-	+
+	+	+	++/-	-	+
+	+	+	+	-	+
+	+	+	+	--/+	+
+	+	+	+	+/-	+
+	+	+	+	++/-	+
+	+	+	+	+	+

### 3. The SA Results Tables

The SA Results Tables for the following Site Options are presented on the following pages.

- Broadmoor;
- Latchbrook; and,
- Latchbrook (north).

**Table 7: Step 13d SA of Saltash, Broadmoor Site**

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p><b>1. Climatic Factors</b></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>Development of a new neighbourhood on this site (and adjoining employment at SLT2) will encourage the use of sustainable modes of transport for local journeys and the scale of the site will also be conducive to encouraging public transport services. However, there will be limitations to this given the sites detachment from the existing town. +/-</p> <p>The site has dual aspect, allowing for some degree of solar gain and renewable technologies. +/-</p>	<p>New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.</p> <p>Linkages for walking and cycling between the new development and facilities outside of the site area will be required.</p> <p>For public bus services, when road links are built a cul de sac arrangement should be avoided as this will discourage bus operators from operating services through the future site. Roads that allow buses to run through a site using separate access and egress are preferred as this will encourage bus services to be routed through areas.</p>
<p><b>2. Waste</b></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 land filled?</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>Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled. +/-</p>	<p>New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option.</p>
<p><b>3. Minerals and Geodiversity</b></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</p>	+	<p>The whole site is outside any mineral consultation area. ++</p> <p>The site is not in proximity to a County Geology (RIGS) site. +</p>	<p>None required</p>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
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?			
<b>4. Soil</b> 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?	--/+	The site is classified as Grade 3b Agricultural Land so if developed would lead to a loss of productive soil. However this is not classified as the best and most versatile --/+  * Source Agricultural Land Classification field survey post 88	The proposed site should include new allotments
<b>5. Air</b> 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?	+	Any development will have an impact on air pollution the extent to which can be minimised through careful design and construction.  The site does not fall within a proposed or existing Air Quality Management Area. +	The extent of air pollution resulting from the proposal could be minimised through careful design and construction
<b>6. Water</b> 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	--/+	All development will increase the overall demand for water.  Flood Risk assessment demonstrates the proposed use is compatible with the Flood Zone status of the majority of the site.+  The site is entirely designated as a Critical Drainage Area. --	Development will have potential negative impacts on water related issues, however appropriate implementation of SUDS can mitigate these issues.

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p>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><b>7. Biodiversity</b></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?</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>At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.</p> <p>Although the Tamar and Lynher Estuaries are designated as both SACs and SSSIs, this site does not fall within immediate proximity of these or other designated sites of international, national or regional interest. +</p> <p>The site includes an area designated as a Cornwall Wildlife Site. --</p> <p>The site includes an area of BAP designated Habitat Action Plan Woodland.--</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 site however overall provisions would be unlikely to improve what already exists.</p>
<p><b>8. Landscape</b></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</p>	+	<p>At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.</p> <p>The site is not in proximity to a designated AGLV and although it could be considered in proximity to AONBs, the topography of the site and its low bowl like setting will likely screen development from having a negative impact on these areas. +</p> <p>The landscape assessment concluded that the site (the study considered a wider site area than now proposed) 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>Mitigation will be required if the site option is developed and this will be looked at in more detail at a later stage to reduce harm to the higher quality landscape in particular.</p>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
development to respect and improve landscape character and the landscape setting of settlements?			
<p><b>9. Maritime</b></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>	0	This site is unlikely to impact on the maritime environment. 0	None required
<p><b>10. Historic Environment</b></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</p>	-	<p>All development is likely to have some effect on the historic environment.</p> <p>Outcome of Historic Environment Assessment implies less than substantial harm and the potential for mitigation.</p> <p>The site contains or is adjacent to several features recorded on the Cornwall Sites and Monuments Register. -</p> <p>Development of the site could have an adverse effect on the Grade II Listed Building at Carkeel Farm. -</p> <p>The site is classed as Ancient Enclosed Land. -</p>	<p>Assessments need to be done at the appropriate master plan stage in order to inform precise layouts, densities etc. Assessments to be carried out:</p> <ul style="list-style-type: none"> <li>• Desk Based Assessment and walk over survey</li> <li>• Impact Assessment</li> <li>• Setting of designated and undesignated Historic environment assets to be considered</li> <li>• Geophysical survey to minimise impact and target excavation</li> </ul> <p>Assessment/ Historic Environment issues to inform extent of the development and design solutions within the allocation site:</p> <ul style="list-style-type: none"> <li>• Mitigation may affect number and location of development</li> <li>• Consider retention of hedgerows if present on site</li> </ul>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?			
<b>11. Design</b> 1. To promote and achieve high quality design in development, sustainable land use and sustainable built development. a) Will it encourage developers to build to higher environmental standards? b) Will it help to promote local distinctiveness? c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes? d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?	+	Topography unlikely to impede the sustainable design within this site. +	None required
<b>12. Social Inclusion</b> 1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society. 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? b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?	+	Although the site is not in close proximity to the town centre, it is within proximity of some existing facilities and is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services. +	At the scheme design stage, efforts should be made to incorporate elements that will reduce poverty and social exclusion. Access to services and facilities need to be considered.
<b>13. Crime &amp; Anti Social Behaviour</b> 1. To reduce crime, anti-social behaviour and fear of crime. 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) b) Will it help reduce the fear of crime?	?	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered eg overlooking of public spaces and well lit footpaths in order to design out crime

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p><b>14. Housing</b></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 site is of a scale to provide for an appropriate mix of housing type and tenure. +</p> <p>There are no significant topographical constraints, maximising opportunity for the development of an optimum quantity and mix of development including a higher % of affordable housing. +</p>	None required
<p><b>15. Health, Sport and Recreation</b></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>Assumption – the criteria “e) will it lead to unacceptable noise levels?” has been considered as the noise that would be generated by the development – and therefore not scored as not relevant to housing proposals.</p> <p>The site is located over 800m from existing health facilities. -</p> <p>The site does not have good access to open countryside (or the coast). Neither does it currently have good access to the public footpath network or cycle network which will promote health, sport and recreation benefits, however elements of this can be improved through scheme design. -</p> <p>The site doesn't include existing formal or informal</p>	At the design stage, developers should be encouraged to incorporate new and improve existing pedestrian and cycle links for future residents.

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
		<p>sports facilities. +</p> <p>The site is not in proximity to an existing playing field/ open space or sports facility. -</p> <p>The site is of a scale to enable the development of new open space/ sports facilities.+</p>	
<p><b>16. Economic Development, Regeneration and Tourism</b></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 majority of the site is in proximity (800m) to an existing employment area. ++/-</p> <p>The site does have good links to the strategic transport network. +</p> <p>The site is of a scale to enable the development of a new neighbourhood. This is likely to improve access to and provision of additional services and facilities as well as employment opportunities. +</p> <p>Development of the site presents both opportunities and threats in terms of tourism. Development would have a negative effect on the landscape and, as a consequence, existing and potential tourist attractions whilst the inclusion of visitor accommodation as part of the proposals could enhance Saltash's tourist economy.</p>	
<p><b>17. Education &amp; Skills</b></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>None of the site is in proximity to the secondary school (1600m) or primary school (1200m). --</p> <p>The site is of a scale and location to improve training and educational facilities which could supplement existing and proposed facilities for the town.+</p>	<p>Improved cycling, pedestrian and bus routes and services could facilitate access and sustainable travel to schools.</p>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p><b>18. Transport and Accessibility</b></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>It is acknowledged that realistically development increases use of motor vehicles.</p> <p>The site location is not conducive to the use of sustainable modes of transport, particularly walking and cycling, due to the sites detachment from the existing town. -</p> <p>However, it is of an appropriate scale to provide linkages where public transport could be encouraged to operate.+</p>	<p>Future transport arrangements and accessibility issues need to be considered as part of any policy development. Sustainable linkages through the site to existing and planned facilities will be required.</p>
<p><b>19. Energy</b></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 site (as part of a wider site) is one which demonstrated no potential to support a District Heating Scheme. --</p> <p>The aspect over most of the site is favourable for solar PV. +</p>	<p>None required</p>

**Table 8: Step 13d SA of Saltash, Latchbrook Site**

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p><b>1. Climatic Factors</b></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 site is located adjacent to the urban area of Saltash and offers a location which could allow some use of more sustainable modes of transport thereby minimising any increase in greenhouse gas emissions as it is accessible to employment, primary education and other facilities. However it is distant from other services and facilities including the town centre and health facilities +/-</p> <p>The site has a dual aspect and varying gradient which allows some degree of solar renewable technologies. +/-</p>	<p>New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.</p> <p>Linkages for walking and cycling between the new development and facilities outside of the site area will be required.</p> <p>For public bus services, when road links are built a cul de sac arrangement should be avoided as this will discourage bus operators from operating services through the future site. Roads that allow buses to run through a site using separate access and egress are preferred as this will encourage bus services to be routed through areas.</p>
<p><b>2. Waste</b></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 land filled?</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>Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled. +/-</p>	<p>New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option.</p>
<p><b>3. Minerals and Geodiversity</b></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</p>	++/-	<p>Part of the site (south eastern corner) is within a mineral consultation area. --/+</p> <p>The site is not in proximity to a County Geology (RIGS) site. +</p>	<p>None required</p>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
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?			
<b>4. Soil</b> 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?	-	The site is classified as a mixture of Agricultural Land grades. The majority is classified as Grade 3b with smaller areas as Grades 4 and 5. Development would therefore lead to the loss of agricultural land although this would not be that classified as the best and most versatile.--/+  * Source Agricultural Land Classification field survey post 88	The proposed site should include new allotments
<b>5. Air</b> 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?	+	Any development will have an impact on air pollution the extent to which can be minimised through careful design and construction.  The site does not fall within an Air Quality Management Area.+	The extent of air pollution resulting from the proposal could be minimised through careful design and construction
<b>6. Water</b> 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	--/+	All development will increase the overall demand for water.  Flood Risk assessment demonstrates the proposed use is compatible with the Flood Zone status of the majority of the site.+  The site is covered by a Critical Drainage Area.--	Development will have potential negative impacts on water related issues, however appropriate implementation of SUDS can mitigate these issues.

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p>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><b>7. Biodiversity</b></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?</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>At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.</p> <p>The site is not covered by or in proximity to an SAC, SSSI or other designated site of national or regional importance. +</p> <p>The site is not covered by or in proximity to a Cornwall Wildlife Site. +</p> <p>The site is not within or in proximity to a BAP habitat. +</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 site however overall provisions would be unlikely to improve what already exists.</p>
<p><b>8. Landscape</b></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</p>	-	<p>At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.</p> <p>The site is not within a designated AONB or AGLV. However the site adjoins a designated AONB to the south.-</p> <p>The landscape assessment of the original cell concluded that the site has an intermediate overall landscape value. +/-</p>	<p>Mitigation will be required if the site option is developed and this will be looked at in more detail at a later stage to reduce harm to the AONB in particular.</p>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
development to respect and improve landscape character and the landscape setting of settlements?			
<p><b>9. Maritime</b></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>	o	The site does not adjoin or is adjacent to, the coast.	None required
<p><b>10. Historic Environment</b></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</p>	-	<p>All development is likely to have some effect on the historic environment.</p> <p>This site has not been subject to a Historic Environment Assessment – so has been scored on the individual criteria.</p> <p>The site covers an open agricultural area on the western fringe of Saltash. Development will not have a negative impact on the historic character and identity to the town as it adjoins modern development.</p> <p>The proposed site contains a number of features recorded on the Cornwall Sites and Monuments Register including post medieval quarries and a medieval settlement. -</p> <p>The site is primarily classed as Ancient Enclosed Land with a small part being Modern Enclosed Land.-</p>	<p>Assessments need to be done at the appropriate master plan stage in order to inform precise layouts, densities etc. Assessments to be carried out:</p> <ul style="list-style-type: none"> <li>• Desk Based Assessment and walk over survey</li> <li>• Impact Assessment</li> <li>• Setting of designated and undesignated Historic environment assets to be considered</li> <li>• Geophysical survey to minimise impact and target excavation</li> </ul> <p>Assessment/ Historic Environment issues to inform extent of the development and design solutions within the allocation site:</p> <ul style="list-style-type: none"> <li>• Mitigation may affect number and location of development</li> <li>• Consider retention of hedgerows if present on site</li> </ul>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?			
<b>11. Design</b> 1. To promote and achieve high quality design in development, sustainable land use and sustainable built development. a) Will it encourage developers to build to higher environmental standards? b) Will it help to promote local distinctiveness? c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes? d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?	+	The site has a generally easterly aspect, however topography is unlikely to impede the sustainable design of development in this area.+	None required
<b>12. Social Inclusion</b> 1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society. 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? b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?	+	The site is located adjacent to the urban area of Saltash and accessible to employment, primary education and other facilities. However it is distant from other services and facilities including the town centre and health facilities +/-  The site (particularly if developed alongside Latchbrook North) is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities. +	At the scheme design stage, efforts should be made to incorporate elements that will reduce poverty and social exclusion. Access to services and facilities need to be considered.
<b>13. Crime &amp; Anti Social Behaviour</b> 1. To reduce crime, anti-social behaviour and fear of crime. 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) b) Will it help reduce the fear of crime?	?	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered eg overlooking of public spaces and well lit footpaths in order to design out crime

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p><b>14. Housing</b></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>There are steep gradients around the northern and eastern fringes of the site. Topographical constraints may therefore restrict the opportunity of developing an optimum quantity and mix of development including affordable housing.--/+</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.+</p>	None required
<p><b>15. Health, Sport and Recreation</b></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>Assumption – the criteria “e) will it lead to unacceptable noise levels?” has been considered as the noise that would be generated by the development – and therefore not scored as not relevant to housing proposals.</p> <p>The site is not in proximity to existing health facilities.-</p> <p>The site does not incorporate existing sports facilities. +</p> <p>The site is adjacent to the open countryside and the public footpath network which could encourage access for recreation. +</p> <p>The site is within walking distance of existing areas of open space.+</p>	At the design stage, developers should be encouraged to incorporate new and improve existing pedestrian and cycle links for future residents.

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
		Development of the site could provide a potential opportunity to make provision for new designated play space. +	
<p><b>16. Economic Development, Regeneration and Tourism</b></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 majority of the site is in close proximity (800m) to existing employment areas, with the rest being within 1200m. --/+</p> <p>The site has good links to the strategic transport network in comparison to other sites with access onto the A38.+</p> <p>The site is of a scale to enable the development of a new neighbourhood which would improve access to and the provision of additional services and facilities as well as employment opportunities. +</p>	
<p><b>17. Education &amp; Skills</b></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 site is in proximity to a Primary School, but only a very small part of the site to the south east is in proximity to a secondary school.++/-</p> <p>The site is of a scale to provide neighbourhood facilities which could provide space to enable additional education/ training.+</p>	Improved cycling, pedestrian and bus routes and services could facilitate access and sustainable travel to schools.

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p><b>18. Transport and Accessibility</b></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>It is acknowledged that realistically development increases use of motor vehicles.</p> <p>The site is conveniently located for a number of facilities but, in comparison to other areas, does not offer a location which could optimise use of more sustainable modes of transport including walking and cycling.+/-</p> <p>The development of the entire site could provide linkages where public transport services could be encouraged to operate.+</p>	<p>Future transport arrangements and accessibility issues need to be considered as part of any policy development. Sustainable linkages through the site to existing and planned facilities will be required.</p>
<p><b>19. Energy</b></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 of the Saltash area demonstrated that the site has some potential for a District Heat Scheme but with limitations/ constraints. +</p> <p>The site has a varying north easterly aspect which is not favourable to solar PV over most of the site --/+</p>	None required

**Table 9: Step 13d SA of Saltash, Latchbrook (north) Site**

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p><b>1. Climatic Factors</b></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 site is located adjacent to the urban area of Saltash and offers a location which could allow some use of more sustainable modes of transport thereby minimising any increase in greenhouse gas emissions as it is accessible to employment, primary education and other facilities. However it is distant from other services and facilities including the town centre and health facilities +/-</p> <p>The site has a dual aspect. This will allow some degree of solar gain and renewable technologies. +/-</p>	<p>New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.</p> <p>Linkages for walking and cycling between the new development and facilities outside of the site area will be required.</p> <p>For public bus services, when road links are built a cul de sac arrangement should be avoided as this will discourage bus operators from operating services through the future site. Roads that allow buses to run through a site using separate access and egress are preferred as this will encourage bus services to be routed through areas.</p>
<p><b>2. Waste</b></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 land filled?</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>Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled. +/-</p>	<p>New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option.</p>
<p><b>3. Minerals and Geodiversity</b></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</p>	+	<p>The whole site is outside any mineral consultation area. ++</p> <p>The site is not in proximity to a County Geology (RIGS) site. +</p>	<p>None required</p>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
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?			
<b>4. Soil</b> 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?	--/+	The site primarily comprises Grade 3b Agricultural land with smaller sections classed as Grade 5. Development would therefore lead to the loss of agricultural land, although this is not classed as the best and most versatile.-  * Source Agricultural Land Classification field survey post 88	The proposed site should include new allotments
<b>5. Air</b> 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?	+	Any development will have an impact on air pollution the extent to which can be minimised through careful design and construction.  The site does not fall within an Air Quality Management Area.+	The extent of air pollution resulting from the proposal could be minimised through careful design and construction
<b>6. Water</b> 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	--/+	All development will increase the overall demand for water.  Flood Risk assessment demonstrates the proposed use is compatible with the Flood Zone status of the majority of the site.+  The site is covered by a Critical Drainage Area.--	Development will have potential negative impacts on water related issues, however appropriate implementation of SUDS can mitigate these issues.

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p>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><b>7. Biodiversity</b></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?</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>At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.</p> <p>The site is not covered by or in proximity to an SAC, SSSI or other designated site of national or regional importance.+</p> <p>The site is not covered by or in proximity to a Cornwall Wildlife Site.+</p> <p>The site is not within or in proximity to a BAP habitat.+</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 site however overall provisions would be unlikely to improve what already exists.</p>
<p><b>8. Landscape</b></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</p>	+	<p>At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.</p> <p>The site is not within or adjacent to a designated AONB or AGLV. Although there is a designated AONB, approximately 500m to the west, the site is largely screened from the AONB by higher ground +</p> <p>The landscape assessment of the original cell concluded that the site has an intermediate overall landscape value.+/-</p>	<p>Mitigation will be required if the site option is developed and this will be looked at in more detail at a later stage to reduce harm to the higher quality landscape in particular.</p>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
development to respect and improve landscape character and the landscape setting of settlements?			
<p><b>9. Maritime</b></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>	o	The site does not adjoin or is adjacent to, the coast.	None required
<p><b>10. Historic Environment</b></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</p>	-	<p>All development is likely to have some effect on the historic environment.</p> <p>This site has not been subject to a Historic Environment Assessment – so has been scored on the individual criteria.</p> <p>The site covers an open agricultural area on the north western fringe of Saltash. Development will not have a negative impact on the historic character and identity of the town as it adjoins modern development.</p> <p>The proposed site contains a number of features recorded on the Cornwall Sites and Monuments Register including a post medieval quarry, medieval settlement, C19 farmhouse and C19 turnpike stone. -</p> <p>The site is classed as Ancient Enclosed Land.-</p>	<p>Assessments need to be done at the appropriate master plan stage in order to inform precise layouts, densities etc. Assessments to be carried out:</p> <ul style="list-style-type: none"> <li>• Desk Based Assessment and walk over survey</li> <li>• Impact Assessment</li> <li>• Setting of designated and undesignated Historic environment assets to be considered</li> <li>• Geophysical survey to minimise impact and target excavation</li> </ul> <p>Assessment/ Historic Environment issues to inform extent of the development and design solutions within the allocation site:</p> <ul style="list-style-type: none"> <li>• Mitigation may affect number and location of development</li> <li>• Consider retention of hedgerows if present on site</li> </ul>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?			
<b>11. Design</b> 1. To promote and achieve high quality design in development, sustainable land use and sustainable built development. a) Will it encourage developers to build to higher environmental standards? b) Will it help to promote local distinctiveness? c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes? d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?	+/-	The site has varying gradients, however topography is unlikely to impede the sustainable design of development in this area.+  Development of the site would spread the built form towards the village of Trematon and could cause coalescence of settlements, significantly impacting on local distinctiveness -	None required
<b>12. Social Inclusion</b> 1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society. 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? b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?	+	The site is accessible to employment, primary education and other facilities. However it is distant from other services and facilities including the town centre and health facilities +/-  The site (particularly if developed alongside Latchbrook) is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities. +	At the scheme design stage, efforts should be made to incorporate elements that will reduce poverty and social exclusion. Access to services and facilities need to be considered.
<b>13. Crime &amp; Anti Social Behaviour</b> 1. To reduce crime, anti-social behaviour and fear of crime. 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) b) Will it help reduce the fear of crime?	?	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well lit footpaths in order to design out crime

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p><b>14. Housing</b></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>There are no significant topographical constraints in this area, so this will help to maximise the opportunity of developing an optimum quantity and mix of development including affordable housing.+</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.+</p>	None required
<p><b>15. Health, Sport and Recreation</b></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>Assumption – the criteria “e) will it lead to unacceptable noise levels?” has been considered as the noise that would be generated by the development – and therefore not scored as not relevant to housing proposals.</p> <p>The site is not in proximity to existing health facilities.-</p> <p>The site does not incorporate existing sports facilities. +</p> <p>The site is adjacent to the open countryside and the public footpath network which could encourage access for recreation. +</p> <p>The site is within walking distance of existing areas of open space. +</p>	At the design stage, developers should be encouraged to incorporate new and improve existing pedestrian and cycle links for future residents.

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
		Development of the site could provide a potential opportunity to make provision for new designated play space. +	
<p><b>16. Economic Development, Regeneration and Tourism</b></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 site is in close proximity (800m) to existing employment areas. +</p> <p>The site has good links to the strategic transport network with access onto the A38. +</p> <p>The site is of a scale to enable the development of a new neighbourhood which would improve access to and the provision of additional services and facilities as well as employment opportunities. +</p>	
<p><b>17. Education &amp; Skills</b></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 site is in not in proximity to a secondary school but is nearly all in proximity to a Primary School. +/-</p> <p>The site is of a scale to provide neighbourhood facilities which could provide space to enable additional education/ training. +</p>	Improved cycling, pedestrian and bus routes and services could facilitate access and sustainable travel to schools.

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
<p><b>18. Transport and Accessibility</b></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>It is acknowledged that realistically development increases use of motor vehicles.</p> <p>The site is conveniently located for a number of facilities but is unlikely to offer a location which could optimise use of more sustainable modes of transport including walking and cycling. +/-</p> <p>The development of the entire site could provide linkages where public transport services could be encouraged to operate. +</p>	<p>Future transport arrangements and accessibility issues need to be considered as part of any policy development. Sustainable linkages through the site to existing and planned facilities will be required.</p>
<p><b>19. Energy</b></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 of the Saltash area demonstrated that the site has some potential for a District Heat Scheme but with limitations/ constraints. +</p> <p>The site has a generally easterly aspect which is favourable to solar PV over most of the site ++/-</p>	<p>None required</p>