

1. Introduction

This report is a brief informal Sustainability Appraisal review of the Options consultation document Framework Plan for Hayle. The Framework Plan is part of the Cornwall Core Strategy process.

A Sustainability Appraisal (SEA/SA) assesses the environmental, social and economic impacts of proposed plans and policies and is required by legislation. There are 19 Cornwall SA Objectives against which plans are appraised; these objectives can be viewed in appendix 1. The SA process provides a quality check on the Framework Plan and aims to ensure that the options and proposals within the document are moving towards achieving sustainable development. The SA will inform the decision making process in developing the subsequent stages of the Framework Plan.

This review focuses on:

- An overview of the Hayle Framework Plan
- The emerging Hayle Town Framework objectives
- Options for economic growth
- Options for retail
- Options for employment and mixed use
- Options for housing
- Options for urban extensions/new neighbourhoods
- Infrastructure

2. Overview of the Hayle Framework Plan

The Framework Options document is the first stage of developing the Framework Plan for Hayle. As such it presents different options for consideration that could meet long term employment, housing, retail and mixed use requirements, it also indicates how infrastructure implications are being assessed.

In summary the options document presents four options for consideration as urban extensions – two are of a potentially significant scale and two are relatively small scale. Employment options include sites for consideration both within the town and outside of the town. Options for retail focus on the opportunity to expand the Hayle Town Centre Foundry and harbour area. A brief SWOT is provided in relation to each option in the documents and these issues are appraised and referenced in the SA summary table which appraises each proposal in Appendix 3.

The Framework document does not clarify at this stage what an overall appropriate strategy for Hayle is, but focuses on the potential benefits or disadvantages of the options presented. It will be important for the next stage of the Framework Plan to clearly articulate and justify the preferred strategy for Hayle.

3. Emerging Framework Objectives

The Framework Plan sets out seven emerging local priorities and objectives and it states that the Plan will aim to steer the options and the

emerging strategy for Hayle towards meeting and delivering what are seen as the key objectives for the Town and surrounding areas. These local objectives are important in progressing the subsequent stages of the plan by ensuring that a preferred strategy and set of proposals clearly aim to meet and deliver the local objectives.

The following are the seven objectives followed by a brief SA comment:

- **To deliver the regeneration of Hayle including Hayle Harbour**
Regeneration of Hayle and specifically the harbour area may deliver significant benefits in terms of SA Objectives 16 through regeneration and employment opportunities; Objective 12 Social Inclusion by improving access to services and facilities and potentially Objective 18 Transport / Accessibility by reducing the need to travel to access facilities. Care will be needed however to ensure no negative impacts on objectives 10 Historic Environment, 9 Maritime and 11 Design by ensuring the character and design is of a high quality and appropriate due the harbour being an important heritage asset, a listed structure within the WHS and Conservation Area, with the harbour environment and uses retained and enhanced wherever possible.

- **To deliver new employment space and opportunities in appropriate locations including support for the wave hub facility and related business and employment opportunities**
This objective is similar but more focussed than the first objective and the same SA comment applies with particular positive benefits for Objective 16 through creation of an economic hub related to marine renewables.

- **A planned expansion to the future growth of the town in order to match appropriate infrastructure requirements to any proposed growth**
A planned approach to growth matched with appropriate infrastructure should enable positive impacts on Objectives 12 social inclusion, 14 housing, 15 Health/Sport/Recreation, 16 Economic Development, 17 Education & Skills and 18 Transport/Accessibility. The Framework Plan will need to ensure this objective is met through development and delivery of the Plan by ensuring proposals are deliverable.

- **To deliver a cohesive movement and transport network, including better links between the town and the beach, and surrounding area**
This objective should ensure positive impacts in particular on Objectives 18 Transport/Accessibility, 15 Health/Sport/Recreation and potentially for Objective 8 Landscape by promoting opportunities for green infrastructure routes.

- **To encourage effective management and enhancement of the natural & built environment which incorporates Conservation Areas and the World Heritage Site designation**
This objective will have positive effects on SA Objectives 7 Biodiversity, 8 Landscape, 9 Maritime, 10 Historic Environment and 10 Design. There are inherent tensions however (as to be expected) with this Framework

objective against other Framework objectives which aim to delivery growth and regeneration.

- **To provide new high quality retail development within the town, to complement the existing centres**

The Framework Plan states that there is a quantitative and qualitative need for new retail floorspace in Hayle to retain spend which currently leaks to other retail centres. The objective of providing high quality retail within the town should seek to resolve this and have positive impacts on SA Objectives 16 Economic Development/Regeneration/Tourism and 18 Transport/Accessibility by reducing the need to travel outside of Hayle for shopping trips. This in turn may have positive impact on Objective 1 Climate Factors by potentially reducing greenhouse gas emissions.

- **To deliver a mix of housing to meet current and future housing needs**

In broad terms this objective should ensure positive effects on SA Objective 14 Housing by planning to meet current and long term requirements including the range of housing types required. The SA will provide more specific SA comments in relation to individual site options and proposals and as the Framework Plan progresses.

The next stage of the Framework Plan should articulate an overarching but brief Vision for the town, from which the objectives will flow; this will then assist in clarifying the preferred strategy and preferred options.

4. Options for economic growth

The Framework consultation document sets some context for long term economic growth before identifying individual site options. It states that the Cornwall Employment Land Review (ELR) estimates that over the 20 year period to 2030 economic growth could stimulate up to 2,275 jobs (in the wider Hayle & St Ives network area) and anticipates a need for approx 6 ha of land to enable this growth

In terms of retail the Framework references the 2010 Cornwall Retail Study which states that Hayle underperforms in terms of retail compared to other nearby retail centres and there is a significant leakage of spend to other towns. The Framework states that need to provide new retail floorspace is a key consideration for the Plan.

The Framework states that the availability of sites in and around Hayle collectively exceeds the amount of space potentially needed for economic and commercial growth. As the plan suggests the important role for the Framework process is to make decisions on which options would best deliver the strategy for Hayle which would meet the town's objectives.

The following is a brief SA commentary of each of the economic and retail and mixed use options:

HR1 Hayle Town Centre – Foundry

The Framework states that there are limited vacant sites within the existing town centre boundary although there are no restrictions on appropriate retail uses within the centre. It states that there is scope to expand the town centre area to include the currently edge of centre vacant harbour area (which are already subject to emerging proposals) This may significantly strengthen the town centre of Hayle where the evidence indicates a need for new floor space and provide positive impacts on SA Objective 16 Economic Development / Regeneration and Tourism and may provide wider benefits in terms of SA Objectives 12 Social Inclusion. As already indicated there may be tensions with SA objectives 10 Historic Environment, 8 Landscape and 11 Design, due the harbour being an important heritage asset, a listed structure within the WHS and Conservation Area, and these considerations will be of importance in achieving appropriate solutions.

HR2 Hayle Town Centre – Copperhouse

The Framework states that there are limited vacant sites within the existing town centre boundary within which there are no restrictions on appropriate retail uses. It states that if the Foundry town centre expanded there may be potential impacts for the Copperhouse area which would require a managed response. If the Copperhouse was negatively impacted then this could have negative impacts on SA Objective 16 Economic Development/Regeneration and Tourism, however the evidence is not clear at present on the potential for this in the Framework document (and therefore it is difficult for the SA to provide further comment) and this will be important for the Framework to clarify as it progresses to its preferred strategy.

HM1 Hayle Harbour: A North Quay & B South Quay

The Framework indicates that there are significant mixed use proposals for the harbour area with outline permission, including up to 8,000 to 14,000 sq m of office and 6,000 sq m of industrial space. The harbour proposals are a regeneration priority in West Cornwall. If delivered the harbour proposals may have significant positive benefits for SA Objectives as previously indicated under the SA commentary of the Framework objectives, including objectives 16 Economic Development / Regeneration / Tourism and 12 Social Inclusion. There are however tensions between other SA objectives such as objectives 10 Historic Environment, 8 Landscape and 11 Design due the harbour being an important heritage asset, a listed structure within the WHS and Conservation Area. These tensions should act to highlight where further work and mitigation measures may be required.

HM1 C South Quay – Jewsons

The Framework states that the Jewsons site is not included within the existing permission for the rest of Hayle Harbour. There is an existing business operating from the site – if redeveloped the Framework indicates that this site could be suitable for employment, mixed use or retail uses, although links may be more difficult to create to the existing Foundry Town centre. While retail expansion is required in Hayle and there may be positive effects on SA Objective 16 Economic Development / Regeneration

/ Tourism it is not clear what impact this site may have on more localised accessibility / transport movements i.e. SA Objective 18 due to the site being separated from the edge of the town centre. Therefore as the Framework suggests more positive SA benefits may be delivered if the whole of the South Quay is planned in a complementary manner.

HM2 Loggans Mill

Loggans Mill is a grade 2 listed building which the Framework states is vacant and in poor condition and a new use which could be employment residential or community use would be desirable. It states that the costs of renovating the building may be an issue and gap funding would be required which the Council is investigating. Surrounding land is in the functional flood plain and there are highways capacity issues on the adjacent A30 roundabout. If a new use was viable the proposal may have significant positive effects on SA objectives 10 Historic Environment, 16 Economic Development/Regeneration/Tourism and dependant on the final uses Objectives 14 Housing, 12 Social Inclusion and 17 Education & Skills. Care will be needed however to avoid any negative impacts on SA objectives 6 Water, and 18 Transport/Accessibility due to development not impacting on the surrounding flood plain and congestion problems on the adjacent A30.

HE4 Harvey's Foundry

The Framework states that Harveys Foundry is a vacant grade 2 listed building where there is a proposal for 1,600 sq m of office and workspace which will create over 90 jobs, although gap funding is being sought for the project. This proposal could have significant benefits for SA Objectives 16 Economic Development/Regeneration/Tourism and 10 Historic Environment by creating jobs and restoring an important heritage asset.

HE1 St Erth Industrial Estate

The plan states that St Erth industrial estate is located along the A30 and some distance from the centre of Hayle. It also states that there is a large amount of vacant land, 35,000 sq m, which is beyond the anticipated demand for the wider community network area. It states that access is constrained and that potential uses could be suited to industrial or other economic uses related to a proposed adjacent public transport interchange. This option could have positive benefits for SA Objective 16 Economic Development/Regeneration/Tourism if significant new employment space is delivered although it may be important for the plan to ensure uses are appropriate for it's out of town location on a strategic junction. While there is not enough detail for more detailed SA comment at this stage it will be important for the plan to ensure there are no negative impacts on SA objectives 6 Water and 18 Transport / Accessibility due to potential access being within the functional flood plain and being a large site which is located on a strategic road junction where there could be capacity issues. Links with the adjacent public transport interchange may provide sustainable transport/access solutions which the plan should explore.

HE2 Marsh Lane Industrial Estate

The plan states that Marsh Lane is an existing industrial estate where there is some scope for small scale expansion which may be suited to B2 general industrial uses. This option may have positive effects on SA objective 16 Economic Development/Regeneration/Tourism if new employment space is delivered. Care or mitigation may be needed however to ensure no negative impacts on SA objectives 6 Water and 18 Transport / Accessibility due to parts of the surrounding area being within the functional floodplain and located off the A30 junction where the plan states there are existing capacity issues.

HE3 Marsh Lane (Rugby Ground)

The Framework states that there is an existing community sports use on this site and it is only considered an option for consideration if the current use was relocated to a suitable site. It states the site could be suited for expansion of adjacent general industrial uses. This site is adjacent to the previous employment option E2 and the same SA commentary applies to flooding and road capacity issues in relation to general industrial uses. The Framework also assesses the site for retail uses and concludes that the site is not a preferred option location for retail uses due to its out of town location and availability of sequentially preferable locations within the town. In terms of the SA retail uses on this site may have mixed impacts on SA objective 16 Economic Development/Regeneration/Tourism due to the sites out of town location – there is potential for negative impacts due to a lack of opportunity for linked shopping trips to existing retail units within the town. Due to the sites location with access off the A30 there may also be potential for negative impacts on other town centres in the west of Cornwall and also potential for increased car use and associated carbon emissions with resultant negative impacts in SA objectives 1 Climate Change and 18 Transport/Accessibility. The SA also notes the existing community sports facility and this should be retained or suitably relocated (if this site is redeveloped) to avoid negative impacts on SA objectives 12 Social Inclusion and 15 Health / Sport / Recreation due to potential loss of access to a community facility.

HUE2 Hayle South

The plan states that this is a large urban extension option, which if delivered would be required to include some ancillary employment uses to support creation of a mixed use neighbourhood. This option is assessed by the SA in more detail below as the large urban extension option. In brief the employment element of this option may have positive effects on SA objectives 16 Economic Development/Regeneration/Tourism.

5. Options for future housing growth / new neighbourhoods

The Framework consultation document sets some context for long term housing requirements before identifying individual site options. The document states that over the 20 year plan period it is anticipated that Hayle could provide an approx range of between 2000 to 3000 dwellings and this would go some way in addressing affordable housing needs and addressing other pressures needs such as reducing household size and supporting job creation. The document states that within the urban area up to approx 1300 dwellings could be provided on urban sites including

the Hayle harbour area with permission for approx 1000 dwellings. The document states that development outside the urban area will be necessary to meet potential housing requirements and this could be a range of between 700 and 1700 dwellings. An extensive assessment of all the land around the town is referred to and a number of areas have been discounted due to environmental and accessibility reasons. The remaining reasonable options around the town are presented with strengths and weaknesses for consideration as options.

The SA notes that the range of housing requirements in the document is not specific and while this may be appropriate at the Options stage of the Plan as evidence is emerging, it will be important for the next stage of the plan to be more specific in identifying an appropriate 20 year housing target and why that target is justified by affordable need and other demographic and or economic and environmental evidence.

Broadly with the evidence set out in the Options document the presentation of the options which could deliver the 2000 to 3000 dwellings would potentially have significant positive effects on SA objectives 12 Social Inclusion and 14 Housing. Each option is appraised in detail in the SA table against all SA objectives which is attached as appendix A.

The Framework references a detailed assessment of all the land around the town which has identified the options which are being consulted on. A screening table has been applied to all the original land around Hayle which was broken into 13 cells. The screening of the 13 cells clarifies that the 4 options being consulted on are the 'reasonable' options which the SA has appraised. This screening table is below in Fig 1.

Fig. 1

Initial SA screening criteria – Town Frameworks, Hayle	Initial Cells												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Was the site discounted at the desk study stage of the urban extension assessment i.e. step 3 due to being in a nationally important designation such as SSSI, floodplain 3b, ancient woodland etc	N	N	Y	Y	P	N	P	N	N	N	N	N	Y
Is the site within or a large part covered by a designated area of formal open space	N	N	N	N	N	N	N	N	N	N	N	N	N
Is the site constrained by physical features identified in steps 6 (landscape assessment) and 7 (urban design assessment) of the urban extension study e.g. topography, steep valley, watercourse, other physical barrier making it impractical to develop	N	N	Y	Y	P	N	Y	N	N	N	Y	N	Y
Is the site isolated from the urban area by a physical barrier(s) or lack of access routes which would inhibit integration and movement as identified and clearly documented through the step 7 urban design assessment	N	N	N	N	P	Y	Y	Y	N	N	Y	Y	Y
<p>If 'Yes' to any of the 4 screening criteria then the site/cell is excluded from consideration as justified by the urban extension assessment and is not considered further by the SA process</p> <p>If 'No' to all 4 screening criteria then the site/cell should be considered by the SA process.</p> <p>Note: P = part of the cell was discounted or covered</p> <p>✓ = reasonable option for consideration</p> <p>X = discounted site area</p>	✓	✓	x	x	✓ (P)	x	x	x	✓	✓	x	x	x

The options in the Framework Plan document are:

- HUE1 Hayle Harbour North
- HUE2 Hayle South
- HUE3 Phillack West
- HUE4 Loggans North

The full results of the SA review of these options are in appendix A which should be referred to.

In summary all options involve developing on previously undeveloped land with negative impacts on SA objective 4 Soil.

- HUE2 Hayle South is of a significant scale and there are unknown impacts of SA objective 18 Transport and Accessibility.
- HUE1 includes and is adjacent to Hayle harbour (which has outline permission) and care will be needed to ensure no negative impacts on SA objective 10 Historic Environment.
- Similarly there may be potential for negative effects on SA objective 10 Historic Environment in relation to HUE3 Phillack West as Phillack is a Conservation Area with its own identity.
- Care would be needed to ensure no negative impacts on SA objective 6 Water in relation to HUE4 Loggans North as the site is adjacent to the functional flood plain.

6. Infrastructure

The Options document sets out some brief information in relation to potential implications for current infrastructure capacity and future requirements. The paper states that studies and assessments are underway to assess the implications of growth on the following types of infrastructure:

- Transportation – impacts on the local & strategic network
- Primary and Secondary education – capacity of existing schools
- Specialist & safeguarding – capacity of existing provision
- Green Space – quality and amount of open space
- Healthcare – capacity and impact on GP surgeries
- Utilities: water supply, sewage, gas, Drainage & flood risk mitigation, and electricity – capacity of existing, and future requirements

It is not appropriate for the SA to provide a detailed appraisal of the infrastructure section of the Plan at this stage, rather the SA notes that while this is the options stage of the Plans development which reflects the limited detail in relation to specific future infrastructure needs it will be essential for the next stage of the Plan to have integrated infrastructure capacity and deliverability of future requirements into the preferred level of growth and specific proposals and sites for Hayle. The infrastructure

assessments referenced will be important elements of the evidence base to inform the appropriate strategy for the Hayle Framework Plan.

7. Summary & Conclusions

This interim SA review of the Hayle Framework Options document has briefly appraised the options that will be consulted on at the first formal stage of consultation in the Framework Plan process. This appraisal, along with the consultation feedback and the ongoing preparation of studies and assessments which are part of the plan making evidence base will assist in informing and developing the preferred strategy Framework for Hayle which will be the next stage of the plan making process.

Appendix 1

Cornwall SA Objectives Assumptions document

Appendix 1: Cornwall SA Objectives (list of 19 Cornwall SA objectives)

1. Climate Factors
2. Waste
3. Minerals and Geodiversity
4. Soil
5. Air
6. Water
7. Biodiversity
8. Landscape
9. Maritime
10. Historic Environment
11. Design
12. Social Inclusion
13. Crime and Anti Social Behaviour
14. Housing
15. Health/ Sport/ Recreation
16. Economic Development/ Regeneration/ Tourism
17. Education and Skills
18. Transport/ Accessibility
19. Energy

NB: These objectives have been subdivided within Appendices 3 and 4 as follows:

15a Health; 15b Sport; 15c Recreation

16a Economic Development; 16b Regeneration; 16c Tourism

18a Transport; 18b Accessibility

Sustainability Appraisal Assumptions Document

Assumptions

This document provides a synopsis of assumptions made by the planning delivery team over and above the evidence contained within the Sustainability Appraisal Scoping Report. It should be noted that the sustainability appraisal only forms a small element of the process that Cornwall Council have undertaken in identifying appropriate areas for Greenfield development.

The assumptions set out below reflect the fact that this is the first stage of the SA process for the town framework plans, where detailed information set out in the decision-making criteria will often not be complete.

It is also noted that scoring is based on the strengths and weaknesses of cells when compared with one another. As an example, there may be occasions where particular landscape designations cover all cells. In these circumstances, rather than giving a blanket of negative scores, cells are marked positively if the negative impact on them is less than other cells.

Section 1 - Environment.

General development to meet population growth will have a negative impact on the environment. The extent of these impacts will depend on the scale, location, setting and mitigation measures brought into new development.

1.1. Climatic factors:

- Climate change is already a potential threat and greenfield development will exacerbate this. Therefore positive and negative scores are applied relatively. Cells are assessed in relation to flood impacts and for their potential for decentralised, renewable or low carbon energy.

1.2 Waste:

- New development will seek to reduce waste by increasing recycling, addressing waste as a resource and looking to disposal as the last option.

1.3 Minerals & Geo-diversity

- Although concentrating development around main towns is likely to have the least impact on the sterilisation of resources, site specific issues will arise.

1.4 Soil:

- As all sites are greenfield, scoring is therefore relative to the productivity and/or quality of agricultural land.

1.5 Air:

- It is accepted that development in and on the edge of towns is more likely to generate air pollution issues than in the countryside; so cells are assessed on their ability to sustainably access services and facilities (or their scale to locate those facilities within the development).

1.6 Water:

- Potential negative impacts on water related issues exist through development. However, it is assumed that development can mitigate issues through appropriate implementation of SUDS.

1.7 Bio-diversity:

- Scoring is based on the assumption that all greenfield development will have an impact on bio-diversity. Specific designations are mapped through the assessment to ensure they will be protected or enhanced.

1.8 Landscape:

- Greenfield development on the edge of towns may provide less choice to avoid sensitive landscapes as its focus is on concentrated development.
- Scoring will be relative to the quality of surrounding landscape of cell options.

1.9 Maritime:

- Coastal areas are an important and sensitive resource for the county.

1.10 Historic Environment:

- The historic environment is a unique and valued part of Cornwall cultural heritage. It is assumed that scheduled ancient monuments, listed buildings etc will be retained, so the proposed development will be assessed on the impact upon their setting.

1.11 Design:

- Scoring based on potential for site to accommodate sustainable design. the focus for his assessment is on the ability to maintain/enhance local distinctiveness; on the assumption that it would be expected that all development will have: high quality design, appropriate BREEAM or Code for Sustainable Homes, sustainable construction, etc

Section 2 – Social.

2.1 Social Inclusion:

- Development in the vicinity of existing urban areas has the greatest opportunity to reduce social exclusion, through access to existing services and facilities. Plus cells will also be assessed against their

potential to provide services and facilities to existing areas that are deficient.

2.2 Crime and Anti Social Behaviour:

- New development will aim to create safer communities by “designing out crime and antisocial behaviour”.

2.3 Housing:

- Development cells look at all forms of land use including housing to fit the individual needs of the town. Plus it is assumed that all developments will provide the affordable housing and appropriate mix for its particular area.

2.4 Health Sport and Recreation:

- That new health and leisure services and facilities are provided alongside growth and distribution.
- Cells are assessed for accessibility to services and facilities in order to plan for walkable neighbourhoods.
- Development cells look at all forms of potential growth.

Section 3 – Economic.

Increased growth should provide, maintain or enhance a range of infrastructure including essential and non essential services to ensure sustainable development.

3.1 Economic Development, Regeneration and Tourism:

- Development cells look at all forms of potential growth. Furthermore, it is assumed that cells which could have good transport links and are close to the trunk roads will generally be more attractive to industry.

3.2 Education and Skills:

- Development cells look at all forms of potential growth. The cells will be assessed against their access to existing education facilities; plus it is assumed that the larger the cell the more likely it will be able to accommodate its own education facilities if needed.

3.3 Transport and Accessibility:

- Transport and accessibility to services, reducing need to travel by motor vehicle scored relative to cell’s connectivity to town/neighbourhood centre and key employment areas.

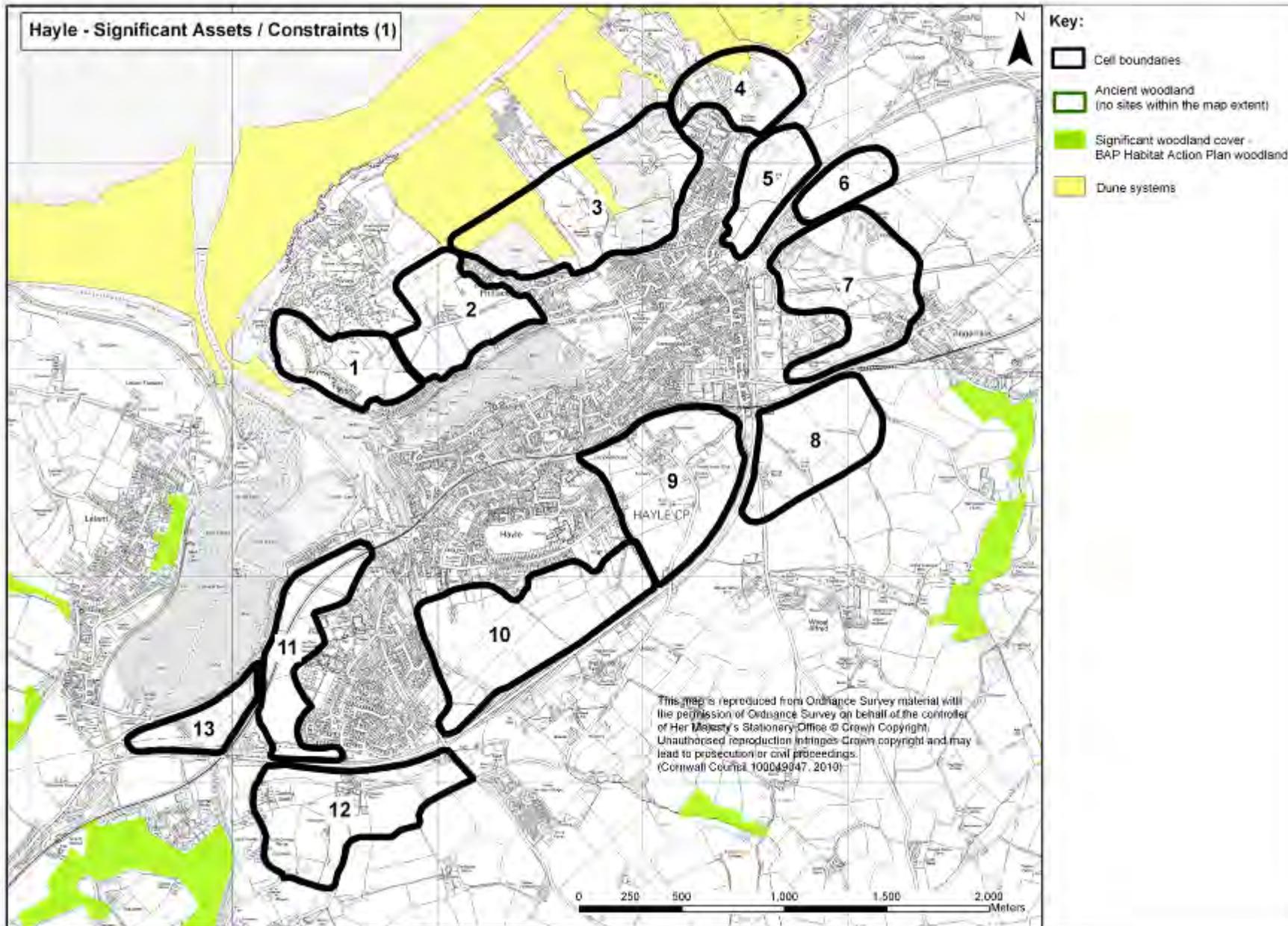
3.4 Energy:

- Cells will need to assess the opportunity for minimising energy consumption through new development and will be assessed in relation to the results of the heat mapping exercise.

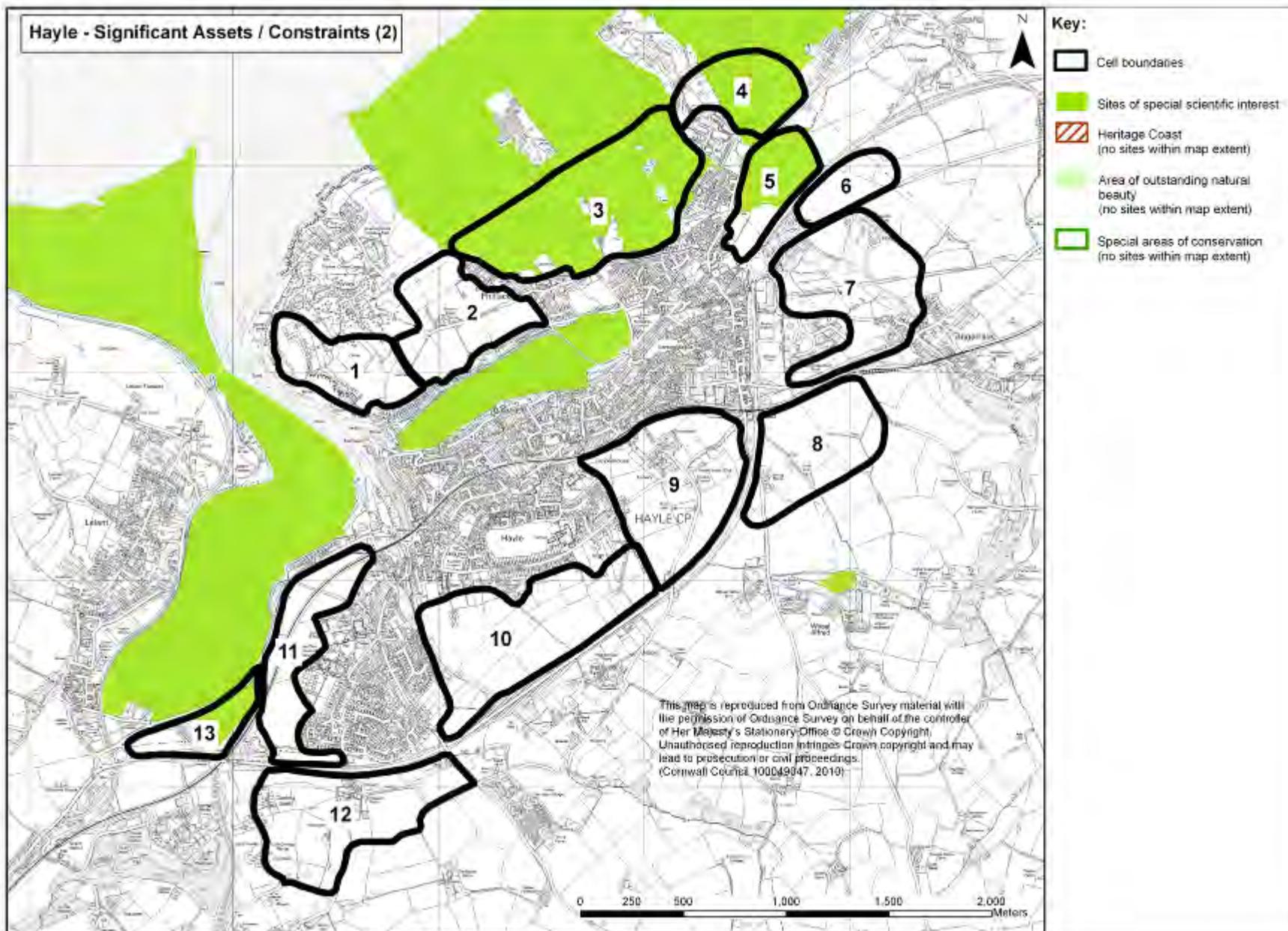
Appendix 2

**Environmental designation maps showing original cells
around the town**

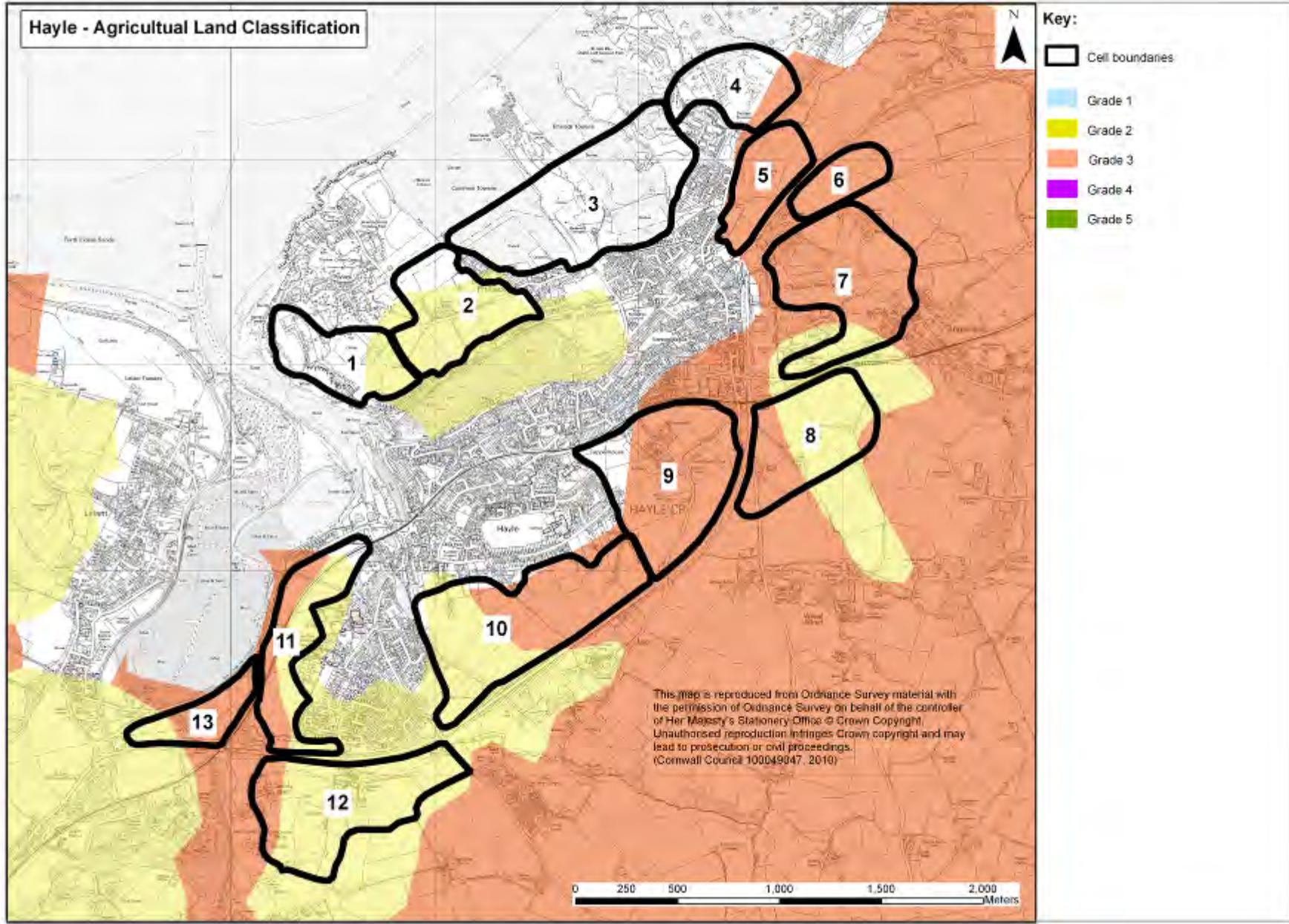
Hayle - Significant Assets / Constraints (1)



Hayle - Significant Assets / Constraints (2)



Hayle - Agricultural Land Classification



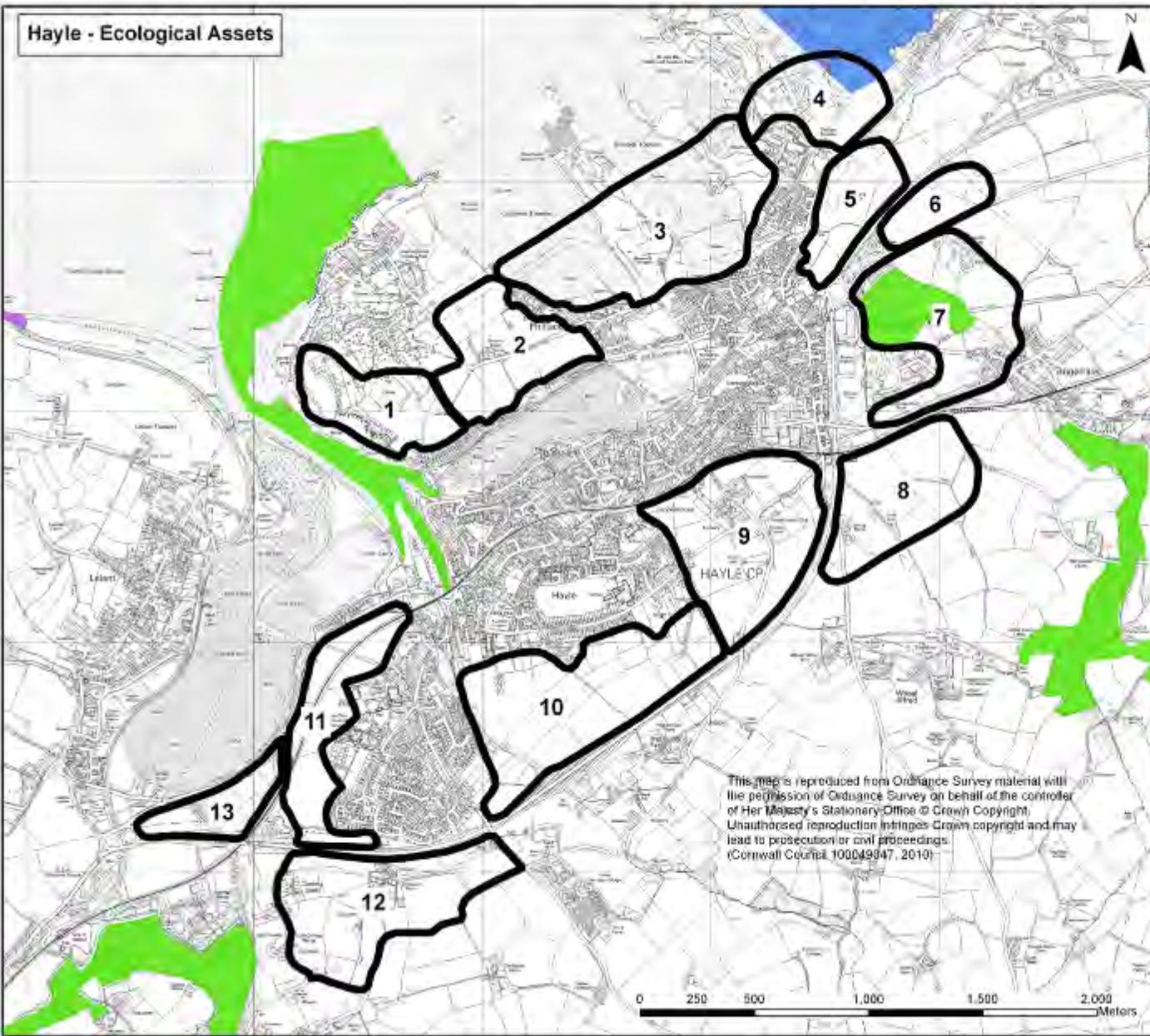
Key:

- Cell boundaries
- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5

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0 250 500 1,000 1,500 2,000 Meters

Hayle - Ecological Assets



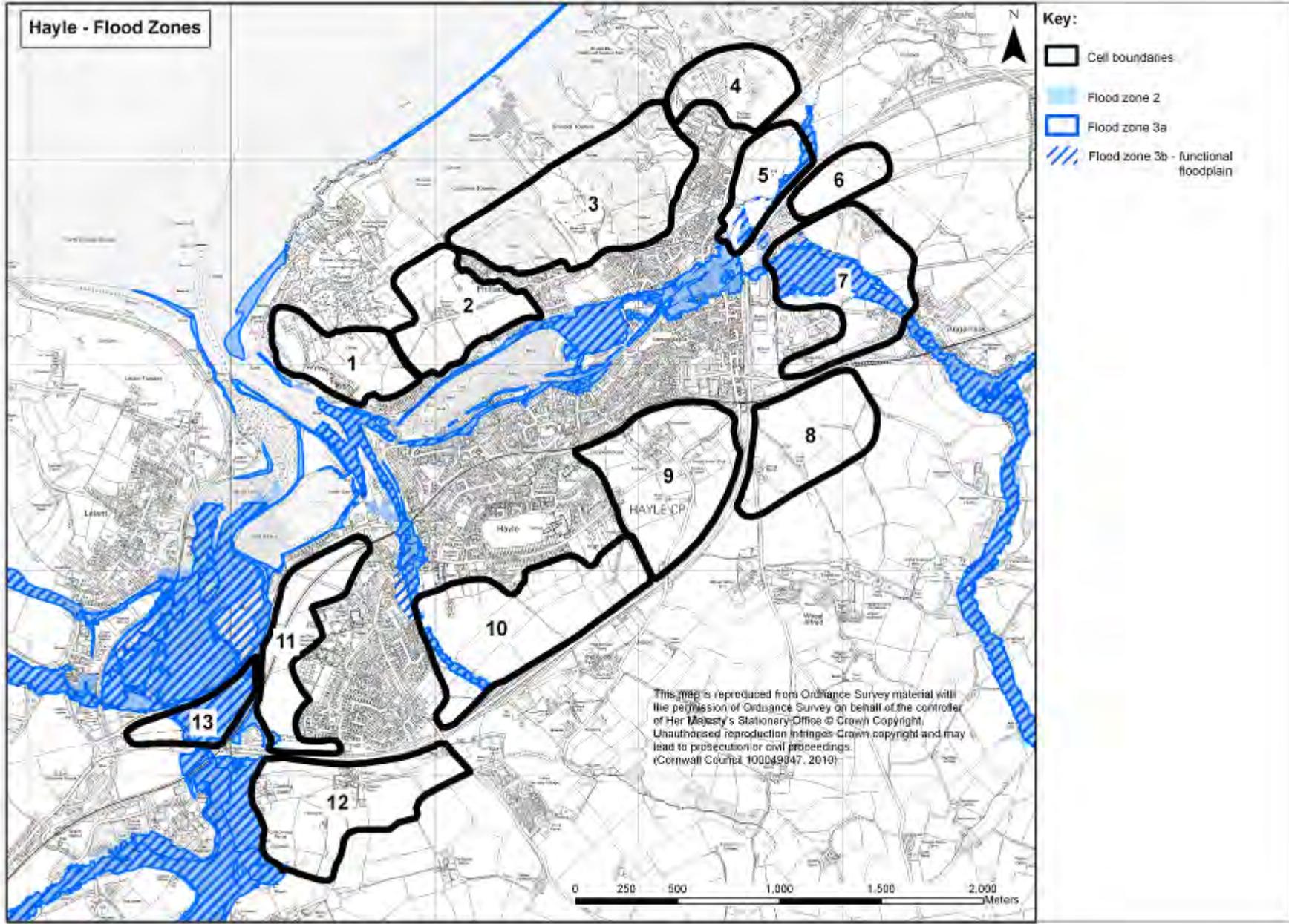
Key:

- Cell boundaries
- Local nature reserves
- Cornwall wildlife sites
- Biodiversity Action Plan**
- Blanket bog
- Coastal vegetated shingle
- Habitat action plan woodland - see Significant Assets (1) map (Significant woodland cover)
- Lowland calcareous grassland
- Lowland meadows
- Maritime cliff & slope
- Purple moor grass & rush pastures
- Upland calcareous grassland
- Upland heathland

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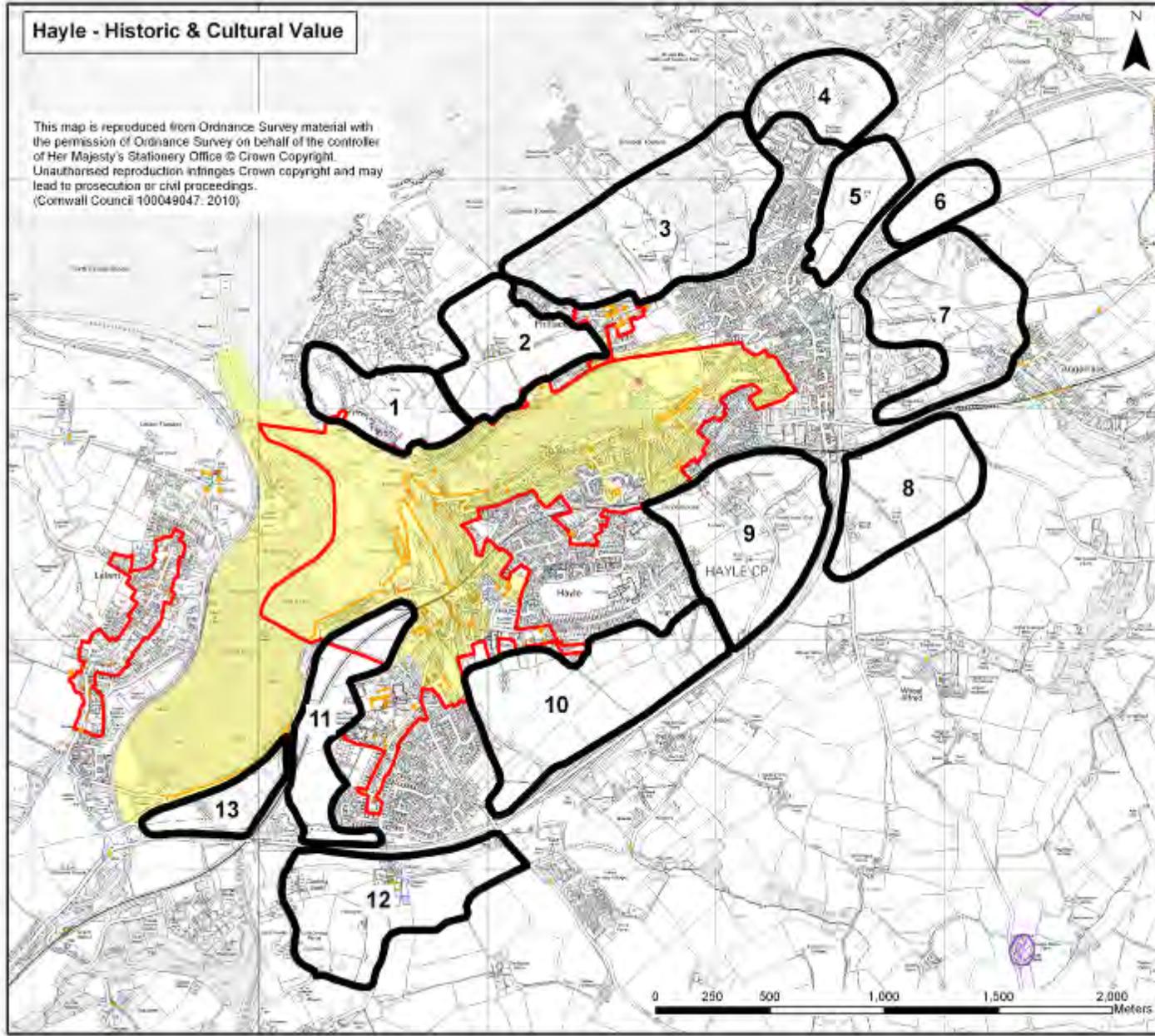
Hayle - Flood Zones



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Hayle - Historic & Cultural Value

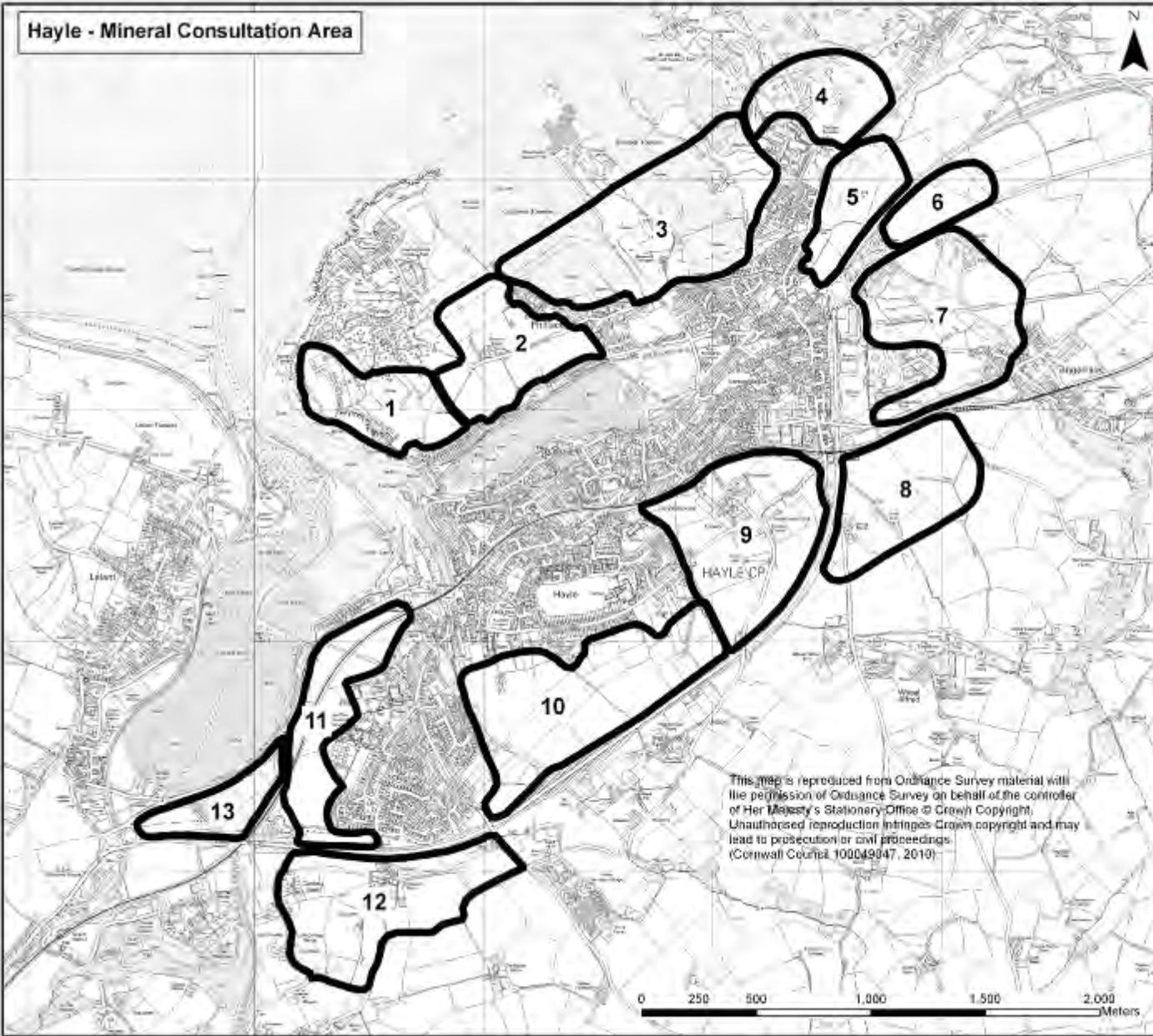
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Key:

- Cell boundaries
- Listed buildings
- Conservation area
- Ancient Scheduled Monument
- World Heritage Site

Hayle - Mineral Consultation Area



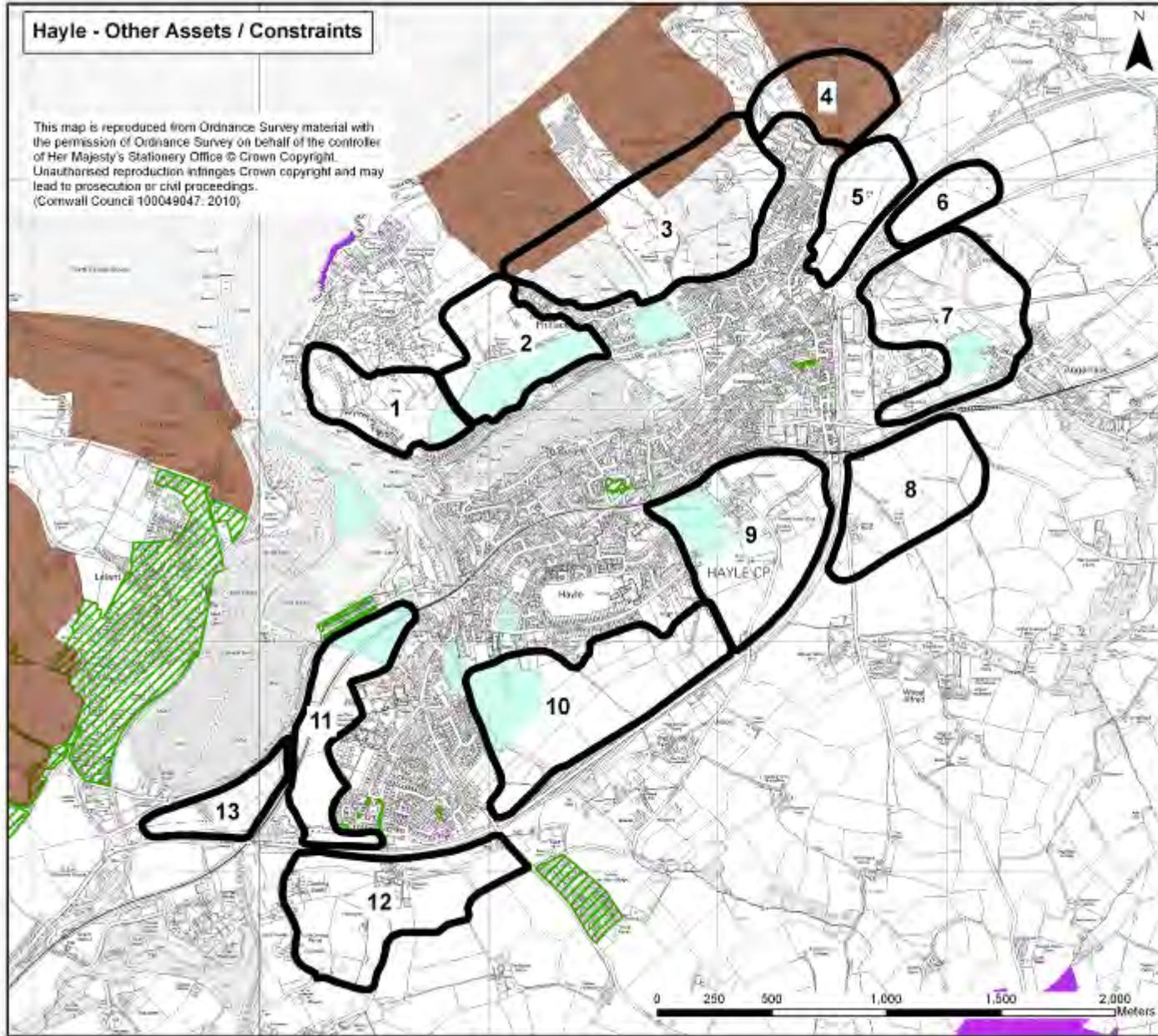
Key:

-  Cell boundaries
-  Mineral consultation area (no sites within map extent)

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Hayle - Other Assets / Constraints

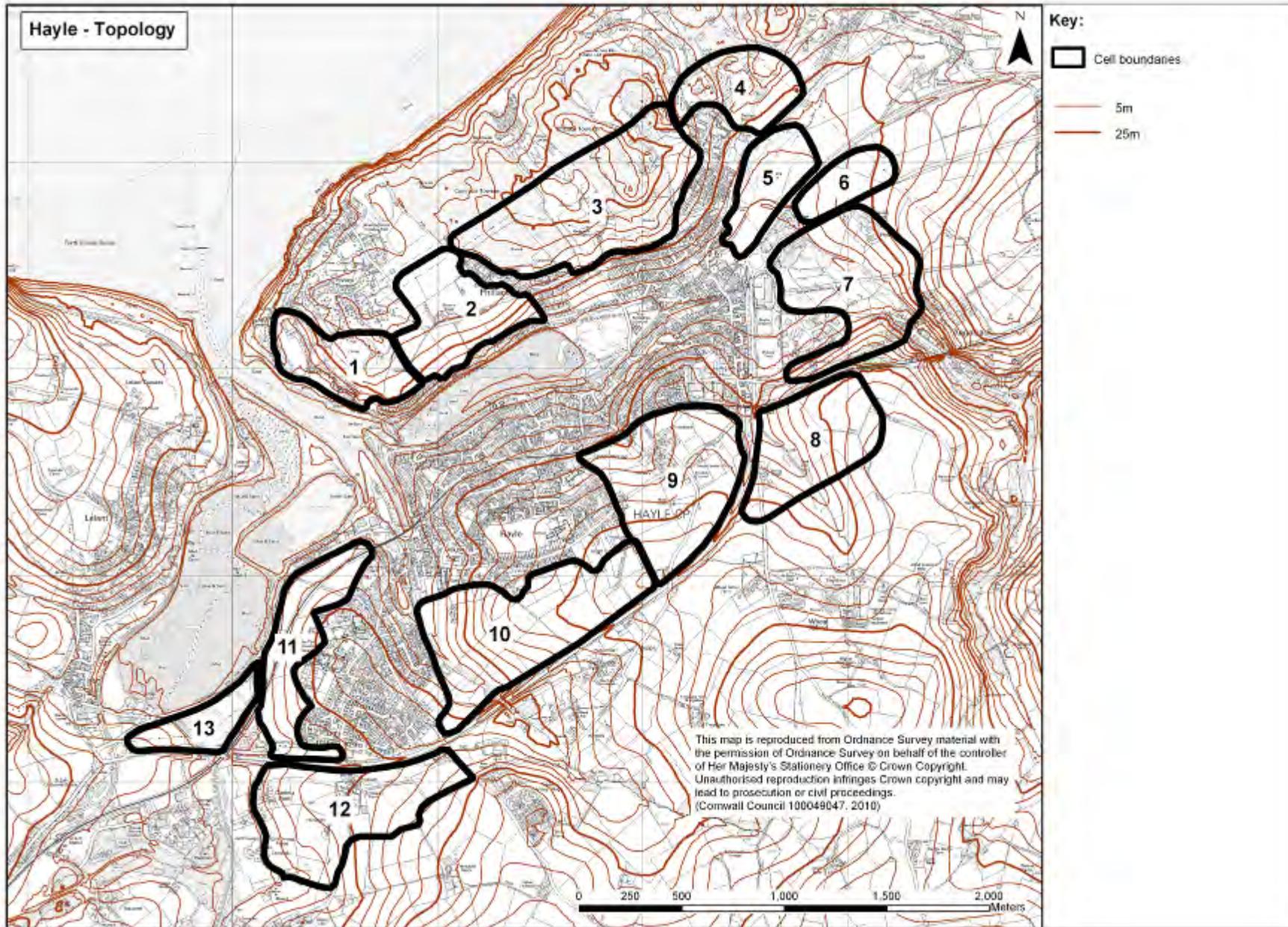
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Key:

- Cell boundaries
- Area of great landscape value
- Tree preservation order
- Open space (west 1 policy TV2 - OARS)
- Regionally important geological/geomorphological sites

Hayle - Topology



Key:

- Cell boundaries
- 5m
- 25m

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Appendix 3

SA summary table

Sustainability Appraisal Decision Making Criteria

Hayle Framework Options

SA Objectives	HR1	HR2	HM1 a	HM1 b	HM1 c	HM2	HE1	HE2	HE3	HE4		HUE 1	HUE 2	HUE 3	HUE 4	
ENVIRONMENT																
1 Climatic Factors	+	?	+	+	+	?	?	+-	?	+		+++	+++	+++	+++	
2 Waste	THIS TOPIC HAS BEEN SCOPED OUT AS IT HAS NO BEARING AT THIS STAGE OF THE FRAMEWORK PROCESS															
3 Minerals and Geo-diversity	+	+	+	+	+	+	+	+	+	+		+	+	+	+	
4 Soil	++	++	++	++	++	++	-	+-	+-	+-		-	-	-	-	
5 Air	+-	+-	+-	+-	+-	+-	+-	+-	+-	+-		+++	+++	+++	+++	
6 Water	+-	+-	+-	+-	+-	+-	+-	+-	+-	+-		--+	--+	+++	--+	
7 Biodiversity	?	?	+-	+-	+-	+-	+-	?	?	?		--+	+-	--+	--+	
8 Landscape	+	+	+	+	+	+	+-	+-	+-	+		--+	+++	+-	+-	
9 Maritime	+-	+-	+-	+-	+-	+	+	+	+	+		+-	+-	+-	+-	
10 Historic Environment	+-	+-	+-	+-	+-	++	+	+	+	++		--+	+-	--+	--+	
11 Design	+	+	+	+	+	+	?	?	?	+		+++	+++	+	+	
SOCIAL																
12 Social Inclusion	+	+	++	++	++	+	+	?	?	?		++	+++	+-	+-	
13 Crime and anti-social behaviour	THIS TOPIC HAS BEEN SCOPED OUT AS IT HAS NO BEARING AT THIS STAGE OF THE FRAMEWORK PROCESS															
14 Housing	-	-	+	+	?	?	-	-	-	-		+	++	+	+	
15a Health	?	?	+	+	?	?	?	?	?	?		+-	+	+-	+-	
15b Sport	?	?	+	+	?	?	?	?	?	?		+	+++	+	+	
15c Recreation	?	?	+	+	?	?	?	?	?	?		+	+++	+	+	
ECONOMIC																
16a Economic Development	+	+	++	+	+	+	+	+	+	+		++	+++	-	--+	
16b Regeneration	+	+	++	++	+	+	+	+	+	+		++	++	-	--+	
16c Tourism	+	+	++	++	+	+	?	?	?	?		+++	+++	-	+++	
17 Education and Skills	?	?	+	?	?	?	?	?	?	?		+++	+++	--+	-	
18a Transport	++	++	+++	+++	?	+++	+++	+	+	+++		+++	+++	--+	--+	
18b Accessibility	++	++	++	++	++	+	+-	+-	+-	+		+++	+++	+-	+-	
19 Energy	?	?	++	?	?	?	?	?	?	?		+++	+-	+-	+-	

Key	Extremely Negative Effect	Significantly Negative Effect	Negative Effect	More Negative than Positive	Positive and Negative Effects	More positive than Negative	Uncertain Effects	Positive Effect	Significantly Positive Effect	Extremely Positive Effect
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Appendix 4

SA tables of urban extension options

Hayle HUE1 Hayle Harbour North			
Sustainability Criteria	Score	Comments	Evidence from Scoping Report/ Framework Assumptions Document
<p align="center">Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	++-	<p>This site is conveniently located adjacent to the town centre and many facilities and, in comparison to other areas, offers a location which could optimise use of more sustainable modes of transport thereby minimising any increase in greenhouse gas emissions (+).</p> <p>The option is generally south / south east facing on a gradient which is beneficial for passive solar design (+)</p> <p>Heat Mapping Analysis concluded that the cell has some potential to support a District Heating scheme but with some limitations/constraints (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Climatic factors Ref: 2.1.1</p> <p>Framework Assumptions document: 1.1</p>
<p align="center">Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or 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, addressing waste as a resource and looking to disposal as the last option.</p> <p>THIS TOPIC HAS BEEN SCOPED OUT AS IT HAS NO BEARING AT THIS STAGE OF THE FRAMEWORK PROCESS</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Waste Ref: 2.1.2</p>
<p align="center">Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p> <p>d) Will mineral working impact on designated land?</p>	+	<p>The whole site is outside any mineral consultation area (+).</p> <p>The site is not in proximity to a County Geology (RIGS) site (+)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Minerals and Geo-diversity Ref: 2.1.3</p> <p>Framework Assumptions document: section 1 and 1.3</p>
<p align="center">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall?</p> <p>b) Will it avoid development that leads to the loss of productive soil?</p>	-	<p>The site is classified as Grade 2 Agricultural Land so if developed would lead to a loss of productive soil (-)</p> <p>The land is currently farmed (-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Soil Ref: 2.1.4</p> <p>Framework Assumptions document: section 1 and 1.4</p>
<p align="center">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve.</p> <p>a) Will it reduce pollution including greenhouse gas emissions?</p> <p>b) Will it maintain or improve air quality in Cornwall?</p>	++-	<p>Any development will have an impact on air pollution the extent to which can be minimised through careful design and construction (+-).</p> <p>The site is conveniently located in relative close proximity to the town centre and many facilities and, in comparison to other areas, offers a location which could enable walking and cycling and optimise use of more sustainable modes of transport as opposed to reliance on private motor vehicles (+).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Air Ref: 2.1.5</p> <p>Framework Assumptions document: section 1 and 1.5</p>
<p align="center">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and costal erosion.</p> <p>2. To maintain and enhance water quality and reduce consumption and increase</p>	--+	<p>The site is in close proximity to Hayle harbour and the estuary flood zone although the site is itself is not within the flood zone (--+).</p> <p>Development will increase the overall demand of water in this area (-).</p> <p>Development will have potential negative impacts on water related issues, however</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Minerals and Geo-diversity Ref: 2.1.6</p> <p>Framework Assumptions document: section 1 and 1.6</p>

<p>efficiency of water use?</p> <p>a) Does the proposal reduce, or avoid increasing the risk of flooding overall?</p> <p>b) Does the proposal reduce the overall demand for water?</p> <p>c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change?</p> <p>d) Will the proposal increase the risk of water pollution events?</p>		<p>appropriate implementation of SUDS can mitigate these issues. (+-)</p>	
<p>Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</p> <p>a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas?</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>-- +</p>	<p>The area does not fall within or in proximity to a Special Area of Conservation. However it is in proximity to a Site of Special Scientific Interest at Hayle Towans and also in very close proximity to the SSSI at Copperhouse Pool to the south. It is also in close proximity to a Cornwall Wildlife Site in Hayle estuary to the west (+-).</p> <p>Development in this area could incorporate the provision of some wildlife habitats and further assessments should identify the scope for this e.g. the Framework Plan green infrastructure assessment however provisions would not improve areas of the cell that already present an unspoilt natural environment (-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Biodiversity Ref: 2.1.7</p> <p>Framework Assumptions document: section 1 and 1.7</p>
<p>Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	<p>-- +</p>	<p>The cell is not within or in proximity to an AONB. It is not within but is in proximity to a designated AGLV to the north (+-).</p> <p>The landscape assessment concluded that the site has a medium landscape value, medium/ high landscape sensitivity and a high (scored 8 of 10) overall landscape assessment, (--+)</p> <p>Mitigation will be required if the site option is developed and this should be looked at in more detail at a later stage to reduce harm to the higher quality landscape in particular.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Landscape Ref: 2.1.8</p> <p>Framework Assumptions document: section 1 and 1.8</p>
<p>Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	<p>+-</p>	<p>Due to the sites proximity to the coast, maritime issues need consideration. The site is adjacent to Hayle harbour which is a World Heritage Site. It is too early to determine effects at this stage, there is potential for both positive and negatives effect dependant on more detailed proposals (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Maritime Ref: 2.1.9</p> <p>Framework Assumptions document: section 1 and 1.9</p>
<p>Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p>	<p>-- +</p>	<p>The site covers an open agricultural area on the northern fringe of Hayle on the north side of Copperhouse Pool. Development may have a negative impact on the historic character of the town and harbour area (-).</p> <p>The site is directly adjacent to Hayle harbour and the estuary which is a World Heritage Site and Conservation Area. Development proposals would need to respect and enhance these adjacent heritage assets. It is not possible at this stage for the SA to be more specific other than the WHS and Conservation Area are important considerations for the plan making process and any subsequent proposals within this site. (+-).</p> <p>The site contains 6 features recorded on the Cornwall Sites and Monuments Register, with a bronze age findspot, prehistoric cemetery, Mesolithic lithic scatter, post medieval hedge, post medieval boundary stone and modern anti aircraft battery on the periphery</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Historic Environment Ref: 2.1.10</p> <p>Framework Assumptions document: section 1 and 1.10</p>

<p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>		<p>of the site. Any development would therefore require mitigation which would be looked at in more detail at a later stage (-)</p> <p>The cell is classed partly as Recently Enclosed Land and partly as recreation (+-).</p>	
<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	++-	<p>The site area is generally south / south east facing on a gradient which is beneficial for passive solar design (+)</p> <p>The site area is adjacent to the World Heritage Site and Conservation Area which would require an appropriate design response to ensure the local character was respected and enhanced. (+-)</p> <p>This SA objective will provide more detailed and relevant information at the next stage of the plan (which should contain more detail) and as more detailed proposals emerge for this site area. (+-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Design Ref: 2.1.11</p> <p>Framework Assumptions document: section 1 and 1.11</p>
<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	++	<p>The site falls within an area with a high Indices of Deprivation Score (28.12). It has a ranking of the 9062 most deprived out of a total of 32482 areas.</p> <p>Development of this area is not of a scale to enable a new neighbourhood rather it would form an expansion of the adjacent harbour area where there are significant proposals for employment and mixed uses including leisure. This area is also in relatively good proximity to the Foundry Town Centre area and existing facilities. (++).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Social Inclusion Ref: 2.2.1</p> <p>Framework Assumptions document: section 2 and 2.1</p>
<p style="text-align: center;">Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>		<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p> <p>THIS TOPIC HAS BEEN SCOPED OUT AS IT HAS NO BEARING AT THIS STAGE OF THE FRAMEWORK PROCESS</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Crime and anti-social behaviour Ref: 2.2.2</p> <p>Framework Assumptions document: section 2 and 2.2</p>
<p style="text-align: center;">Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	+	<p>The Framework Plan states that this area already has an outline permission for 398 dwellings which are expected to come forward for delivery. Delivery of dwellings towards this scale would have positive effects on the delivery of affordable housing with over 800 families currently need of an affordable dwelling (++)</p> <p>Delivery of housing in this area may support significant employment and mixed use related proposals adjacent on Hayle harbour (+).</p> <p>No land within the cell has particularly steep gradients and there are no real topographical constraints in this area so this will help to maximise the opportunity of developing an optimum quantity and mix of development. Therefore a higher % of affordable housing could be accommodated as development costs are potentially minimised (+).</p> <p>Delivery of dwellings on this site would have positive effects on the delivery of affordable housing with 474 households (at November 2011) with a local connection to Hayle in housing need. (+)</p> <p>More detailed SA assessment is not possible at this stage of the plan.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Housing Ref: 2.2.3</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+-	<p>The area is likely to be conducive to encouraging walking or cycling to the town centre there is good access to the coast and surrounding countryside which will promote health benefits. (+)</p> <p>The site is not in close proximity to existing health facilities (-)</p> <p>There is an adequate provision of existing health services in Hayle; future requirements will be determined through the Infrastructure Delivery Plan work and more detail on future requirements should be provided at the next stage of the Framework Plan.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>

<p style="text-align: center;">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>	+	<p>The site does not incorporate any existing sports facilities so will not have an adverse impact (+).</p> <p>The site is within walking distance to existing sports facilities including the swimming pool and cricket field (+)</p> <p>There is good access to the coast and surrounding countryside from this area which will promote health benefits (+)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>
<p style="text-align: center;">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>	+	<p>There is good access to the coast and surrounding countryside from this area which will promote health benefits (+)</p> <p>There is an adequate provision of health services in Hayle; future requirements will be determined through the Infrastructure Delivery Plan work and more detail on future requirements should be provided at the next stage of the Framework Plan.</p> <p>The close proximity of the beach, and coastal footpaths could encourage recreational activities (+).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>
<p style="text-align: center;">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	++	<p>Hayle is located adjacent to the A30 strategic transport network and as such may be attractive for economic investment (+).</p> <p>Development of this area is directly adjacent to and related to the Hayle Harbour North Quay mixed use regeneration committed proposals which include employment uses and the proposed Marine Renewables Business Park. There is good potential for a diverse range of employment opportunities in this area of Hayle in the future (+).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	++	<p>Hayle is located adjacent to the A30 strategic transport network and as such may be attractive for economic investment (+).</p> <p>Development of this area is directly adjacent to and related to the Hayle Harbour North Quay mixed use regeneration committed proposals which include employment uses and the proposed Marine Renewables Business Park. The South Quay regeneration proposals are also in good proximity and there is good potential for a diverse range of employment opportunities in this area of Hayle in the future including managed workspace to support local need (+).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	++-	<p>The site has reasonable links to the strategic transport network, in comparison to other site options around the urban area (+).</p> <p>This area has very good access to the beach, coast and countryside and there are existing tourist attractions and accommodations in the area. The related Harbour proposals and the World Heritage Site may increase tourism activity in the future (+).</p> <p>Development of this area is directly adjacent to and related to the Hayle Harbour North Quay mixed use regeneration committed proposals which include employment uses and the proposed Marine Renewables Business Park. The South Quay regeneration proposals are also in good proximity and there is good potential for a diverse range of employment opportunities in this area of Hayle in the future.</p> <p>Development of this site could have some negative impact on the landscape which could adversely affect the tourism experience (-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to</p>	++-	<p>Hayle currently has two primary schools and one secondary school at which there is some capacity to 2014. The Infrastructure Delivery Plan will assess future infrastructure requirements and it will be important for the next stage of the Framework to set out</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Education and Skills Ref: 2.3.2</p>

<p>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>future education requirements in relation to a proposed level of growth and sites. This area is within reasonable proximity of the secondary school and a Primary School (+-).</p> <p>The site is of a size and convenient location that could offer an opportunity to improve the towns training and/or educational facilities (+).</p> <p>The adjacent proposed Marine Renewables Park which is part of the same broader Hayle harbour proposals as this site will encourage research and development and may provide opportunities for training and skills development for the local workforce. (+).</p>	<p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	<p style="text-align: center;">+ + -</p>	<p>The area is conveniently located to existing services and facilities and, in comparison to other areas, offers a location which could optimise use of more sustainable modes of transport although it is acknowledged that realistically development increases use of motor vehicles (+ + -).</p> <p>The main bus route and Hayle train station are both in good proximity (+).</p> <p>Traffic movement through Phillack may be constrained due to the narrow route in places if the area was accessible from its eastern side (+-).</p>	
<p style="text-align: center;">Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	<p style="text-align: center;">+ + -</p>	<p>The area is conveniently located to existing services and facilities and, in comparison to other areas, offers a location which could optimise use of more sustainable modes of transport although it is acknowledged that realistically development increases use of motor vehicles (+ + -).</p> <p>Development of the site overall is not of a capacity to sustain a new neighbourhood, but it is well located to most existing facilities and there will be new facilities which are proposed on the adjacent harbour regeneration area. (+ + -).</p> <p>A new bridge access route is being provided with public investment to enable improved accessibility to and from this area from the rest of Hayle (+)</p>	
<p style="text-align: center;">Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies?</p> <p>c) Will it help reduce fuel poverty?</p> <p>d) Will it encourage local energy production?</p>	<p style="text-align: center;">+ + -</p>	<p>The option is generally south / south east facing on a gradient which is beneficial for passive solar design (+)</p> <p>Heat Mapping Analysis concluded that the site has some potential to support a District Heating scheme but with some limitations/constraints (+-).</p> <p>The area is adjacent to the proposed Marine Renewable Park where the wave hub device reaches shore; there may be benefits relating to energy that could be explored in this context in relation to this area (+)</p> <p>If this option is taken forward, further assessments should be undertaken to assess the potential for a district heating network.</p>	

Hayle: HUE2 Hayle South (Note: this assessment covers option HUE2 A & B)			
Sustainability Criteria	Score	Comments	Evidence from Scoping Report/ Framework Assumptions Document
<p align="center">Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	++-	<p>This is a large site which is located in close proximity to both town centre areas. The secondary schools and both primary schools are also located adjacent to the site area. This proximity to existing services and facilities may limit the need to travel and its potential scale may enable sustainable transport measures which could limit greenhouse gas emissions (+). Due to the areas scale however care will be needed to ensure local and strategic highways issues are managed appropriately (+-)</p> <p>The large option is both flat and sloping across the area and faces north, east, west and south in different areas, some area may be better suited to passive solar design than the more northerly facing areas.(+)</p> <p>Heat Mapping Analysis concluded that the cell has potential to support a District Heating scheme dependant on the level of growth and mix of uses that may be proposed; there may be some limitations/constraints in terms of viability / deliverability (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Climatic factors Ref: 2.1.1</p> <p>Framework Assumptions document: 1.1</p>
<p align="center">Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or 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>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p> <p>THIS TOPIC HAS BEEN SCOPED OUT AS IT HAS NO BEARING AT THIS STAGE OF THE FRAMEWORK PROCESS</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Waste Ref: 2.1.2</p>
<p align="center">Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p> <p>d) Will mineral working impact on designated land?</p>	+	<p>The whole site is outside any mineral consultation area (+).</p> <p>The site is not in proximity to a County Geology (RIGS) site (+)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Minerals and Geo-diversity Ref: 2.1.3</p> <p>Framework Assumptions document: section 1 and 1.3</p>
<p align="center">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall?</p> <p>b) Will it avoid development that leads to the loss of productive soil?</p>	-	<p>The site is classified as Grade 2 and Grade 3 Agricultural Land so if developed would lead to a loss of productive soil (-)</p> <p>The land is currently farmed (-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Soil Ref: 2.1.4</p> <p>Framework Assumptions document: section 1 and 1.4</p>
<p align="center">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve.</p> <p>a) Will it reduce pollution including greenhouse gas emissions?</p> <p>b) Will it maintain or improve air quality in Cornwall?</p>	++-	<p>Any development will have an impact on air pollution the extent to which can be minimised through careful design and construction (+-).</p> <p>The site is conveniently located in relative close proximity to the town centre and many facilities and, in comparison to other areas, offers a location which could enable walking and cycling and optimise use of more sustainable modes of transport as opposed to reliance on private motor vehicles (+).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Air Ref: 2.1.5</p> <p>Framework Assumptions document: section 1 and 1.5</p>
<p align="center">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea</p>	--+	<p>The site is in close proximity to Hayle harbour and the estuary flood zone although the site is itself is not within the flood zone (--+).</p> <p>Development will increase the overall demand of water in this area (-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Minerals and Geo-diversity Ref: 2.1.6</p>

<p>level rise and costal erosion.</p> <p>2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use?</p> <p>a) Does the proposal reduce, or avoid increasing the risk of flooding overall?</p> <p>b) Does the proposal reduce the overall demand for water?</p> <p>c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change?</p> <p>d) Will the proposal increase the risk of water pollution events?</p>		<p>Development will have potential negative impacts on water related issues, however appropriate implementation of SUDS can mitigate these issues. (+-)</p>	<p>Framework Assumptions document: section 1 and 1.6</p>
<p style="text-align: center;">Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</p> <p>a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas?</p> <p>b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)?</p> <p>c) Does it protect not only designated areas but also of wildlife interest everywhere?</p> <p>d) Will it encourage the provision of new or improved wildlife habitats?</p>	<p style="text-align: center;">+-</p>	<p>The area does not fall within or in proximity to a Special Area of Conservation. However it is in proximity to a Site of Special Scientific Interest at Copperhouse Pool to the north and in proximity to a Cornwall Wildlife Site in Hayle estuary to the west. However in comparison to other site options the site is less near these designated areas (++-).</p> <p>Development in this area could incorporate the provision of some wildlife habitats and further assessments should identify the scope for this e.g. the Framework Plan green infrastructure assessment however provisions would not improve areas of the cell that already present an unspoilt natural environment (-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Biodiversity Ref: 2.1.7</p> <p>Framework Assumptions document: section 1 and 1.7</p>
<p style="text-align: center;">Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	<p style="text-align: center;">++-</p>	<p>The site is not within or in proximity to an AONB or designated AGLV. (+).</p> <p>The landscape assessment concluded that the western part of the site has a high landscape value, medium/ high landscape sensitivity and a high overall landscape assessment. The central area has a medium landscape value, medium/ high landscape sensitivity and an intermediate overall landscape assessment. The area to the east has a medium landscape value and landscape sensitivity and an intermediate overall landscape assessment. (+-)</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>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Landscape Ref: 2.1.8</p> <p>Framework Assumptions document: section 1 and 1.8</p>
<p style="text-align: center;">Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	<p style="text-align: center;">+-</p>	<p>Due to the cells proximity to the coast, maritime issues need consideration. The site is adjacent to Hayle harbour which is a World Heritage Site. It is too early to determine effects at this stage, there is potential for both positive and negatives effect dependant on more detailed proposals (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Maritime Ref: 2.1.9</p> <p>Framework Assumptions document: section 1 and 1.9</p>
<p style="text-align: center;">Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p>	<p style="text-align: center;">+-</p>	<p>The site covers an open agricultural area on the southern fringe of Hayle. Development should not have a negative impact on the historic character of the town (+).</p> <p>The site is directly adjacent to Hayle harbour and the estuary which is a World Heritage Site and Conservation Area. Development proposals would need to respect and enhance these adjacent heritage assets. It is not possible at this stage for the SA to be more specific other than the WHS and Conservation Area are important considerations for the plan making process and any subsequent proposals within this site. (+-).</p> <p>The site contains numerous features recorded on the Cornwall Sites and Monuments Register, including post medieval houses, post medieval mines and shafts, a possible</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Historic Environment Ref: 2.1.10</p> <p>Framework Assumptions document: section 1 and 1.10</p>

<p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>		<p>bronze age barrow and a neolithic findspot. Any development would therefore require mitigation which would be looked at in more detail at a later stage (-)</p> <p>The site is classed partly as Recently Enclosed Land and partly as Anciently Enclosed Land (altered C18th and C19th) (+-).</p>	
<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	+++	<p>This is a large site area and if it came forward it the Framework should require the area to be subject to a masterplan process to ensure different areas are planned as a whole to maximise benefits relating to design such as movement and infrastructure provision.</p> <p>The site area is both flat and gently sloping across the area on a gradient which may be beneficial for passive solar design (+)</p> <p>The site area is adjacent to the World Heritage Site and Conservation Area which would require an appropriate design response to ensure the local character was respected and enhanced. (+-)</p> <p>This SA objective will provide more detailed and relevant information at the next stage of the plan (which should contain more detail) and as more detailed proposals emerge for this site area. (+-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Design Ref: 2.1.11</p> <p>Framework Assumptions document: section 1 and 1.11</p>
<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	+++	<p>The site falls within an area with a very high Indices of Deprivation Score (37.46). It has a ranking of the 5356 most deprived out of a total of 32482 areas.</p> <p>This large area is in close proximity to existing education and health facilities (+) However development of this large area if the whole area came forward would effectively create a new neighbourhood; if a large part but not the whole of the area came forward it would still be a substantial addition to the existing town. Either option would require new community facilities to be incorporated into its development to ensure adequate access. At this stage the Framework is not clear as to what these facilities might be although there is a section outlining infrastructure capacity and potential requirements: it will be essential for the Framework to incorporate these infrastructure assessments into the level of growth that could come forward on this large option for Hayle to ensure there are no negative impacts on social inclusion and that development can improve access where possible as the Hayle South Ward shows high levels of existing deprivation – the Framework should look to see how existing issues may be addressed through new development (+-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Social Inclusion Ref: 2.2.1</p> <p>Framework Assumptions document: section 2 and 2.1</p>
<p style="text-align: center;">Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>		<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p> <p>THIS TOPIC HAS BEEN SCOPED OUT AS IT HAS NO BEARING AT THIS STAGE OF THE FRAMEWORK PROCESS</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Crime and anti-social behaviour Ref: 2.2.2</p> <p>Framework Assumptions document: section 2 and 2.2</p>
<p style="text-align: center;">Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p>	++	<p>The Framework states that there is predicted to have been up to 1900 families in need of an affordable home by 2030. This large site which the Framework states could deliver between 1000 and 2000 dwellings could go some way in providing a significant number of affordable dwellings. Of either scale it will be important however for a site of this size that it is planned to deliver an appropriate mix of dwelling type, size and tenure to ensure creation of a mixed neighbourhood. The Framework does not reference percentages of affordable housing of likely mix of dwellings, it will be important for the Framework to reference these requirements at the next stage of the Plan. (+)</p> <p>No land within the cell has particularly steep gradients and there are no real topographical constraints in this areas so this will help to maximise the opportunity of developing an optimum quantity and mix of development (+).</p> <p>Most of the site is generally flat although it slopes down to a valley in the south west and therefore a higher % of affordable housing could be accommodated as development costs are potentially minimised (+).</p> <p>Delivery of dwellings on this site would have positive effects on the delivery of</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Housing Ref: 2.2.3</p> <p>Framework Assumptions document: section 2 and 2.3</p>

h) Will it make the best use of land?		affordable housing with 474 households (at November 2011) with a local connection to Hayle in housing need. (+) More detailed SA assessment is not possible at this stage of the plan.	
<p style="text-align: center;">Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+	<p>The area is likely to be conducive to encouraging walking or cycling to the town centre (+) there is good access to the coast and surrounding countryside which will promote health benefits.</p> <p>The site is in close proximity to existing health facilities (+)</p> <p>There is an adequate provision of existing health services in Hayle; future requirements will be determined through the Infrastructure Delivery Plan work and more detail on future requirements should be provided at the next stage of the Framework Plan.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>
<p style="text-align: center;">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+ + -	<p>There is an existing football pitch and clubhouse along with training pitches within the east of this large area. These would either need to be retained relocated or could enhanced if appropriate to ensure no negative impact on local sporting facilities. (+-)</p> <p>The site is within walking distance to existing sports facilities including school playing fields (+)</p> <p>The site is in close proximity of the open countryside, beach and the public footpath network which could encourage access for recreation. (+)</p> <p>This is a large expansion area and as the Framework mentions there could be potential for relocation of existing community or sports facilities within this area if appropriate, which should be assessed through local consultation and the infrastructure delivery work. (+-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>
<p style="text-align: center;">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+ + -	<p>There is good access to the coast and surrounding countryside from this area which will promote health benefits (+)</p> <p>There is an adequate provision of health services in Hayle; future requirements will be determined through the Infrastructure Delivery Plan work and more detail on future requirements should be provided at the next stage of the Framework Plan.</p> <p>The close proximity of the beach, and coastal footpaths could encourage recreational activities (+).</p> <p>There is an existing football pitch and clubhouse along with training pitches within the east of this large area. These would either need to be retained relocated or could enhanced if appropriate to ensure no negative impact on local sporting facilities. (+-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>
<p style="text-align: center;">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	+ + -	<p>Hayle is located adjacent to the A30 strategic transport network and as such may be attractive for economic investment (+).</p> <p>There are significant regeneration proposals around the Hayle harbour area which are progressing and could deliver a large number of new jobs. In this way there is good potential for a diverse range of employment opportunities in Hayle in the future (+).</p> <p>HUE2 is a large area and the Framework does not make reference to the balance between new jobs created and the potential number of new dwellings. The next stage of the Framework should assess the projected balance between jobs and dwellings as these factors are important in terms of sustainability in terms of travel to work patterns and reduction in carbon emissions. (+-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband,</p>	+ +	<p>Hayle is located adjacent to the A30 strategic transport network and as such may be attractive for economic investment (+).</p> <p>There are significant regeneration proposals around the Hayle harbour area which are progressing and could deliver a large number of new jobs. In this way there is good potential for a diverse range of employment opportunities in Hayle in the future including managed workspace to support local need. The potential development of HUE2 and increased local population may act to support regeneration initiatives and attractive</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>

<p>particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>		<p>investment and related spend to the town (+). Development of this entire site overall would include new neighbourhood facilities and could therefore provide employment opportunities (+) More details should emerge at the next stage of the Framework Plan.</p>	
<p>Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities. a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	+++	<p>The site is not well linked to the strategic transport network, in comparison to other sites around the urban area. However there have been initial discussions with the Highways Agency about the possibility of the new junction onto the A30. (--). Hayle and this site area has good access to the beach, coast and countryside and there are existing tourist attractions and accommodations in the area. The related Harbour regeneration proposals and the World Heritage Site may increase tourism activity in the future (+). The significant regeneration proposals around the Hayle harbour area which are progressing and could deliver a large number of new jobs. In this way there is good potential for a diverse range of employment opportunities in Hayle in the future which may reduce seasonality. Development of HUE2 may act to support regeneration Investment in Hayle may also act to improve the tourism offer in the area. (+). Design of new development should be of a high standard to ensure it does not detract from Hayle's coastal, harbour and estuarine setting which could adversely affect the tourism experience (+-)</p>	<p>Sustainability Appraisal Scoping report June 2010. Economic Development, Regeneration and Tourism Ref: 2.3.1 Framework Assumptions document: section 2 and 2.3</p>
<p>Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society. a) Will it help improve the qualifications and skills of young people? b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)? c) Will it help increase the County's skilled and professional workforce? d) Will it support a viable future for rural communities? e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts? f) Will it increase accessibility to training facilities?</p>	+++	<p>Hayle currently has two primary schools and one secondary school at which there is some capacity to 2014. The Infrastructure Delivery Plan will assess future infrastructure requirements and it will be important for the next stage of the Framework to set out future education requirements in relation to a proposed level of growth and sites. This site area is directly adjacent to the secondary school and two Primary Schools (+-). The site is of a size and convenient location that could offer an opportunity to improve the towns training and/or educational facilities (+). The proposed Marine Renewables Park at Hayle harbour and the broader Hayle harbour proposals may encourage research and development activity in the Hayle area and may provide opportunities for training and skills development for the local workforce which should be explored (+).</p>	<p>Sustainability Appraisal Scoping report June 2010. Education and Skills Ref: 2.3.2 Framework Assumptions document: section 2 and 2.3</p>
<p>Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. 2. To reduce traffic congestion and minimise transport related greenhouse gas emissions. a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available? b) Will it reduce traffic congestion by promoting alternative modes of transport? c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities? d) Will it lead to a reduction in greenhouse gas emissions? e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas? f) Will it transfer freight from road to rail and/or sea?</p>	+++	<p>This large area is located close to existing services and facilities which should enable access and reduce the need to travel, and, in comparison to other areas, it offers a location which could optimise use of more sustainable modes of transport although it is acknowledged that realistically development increases use of motor vehicles (++-). Hayle train station is in close proximity to this site along with the main bus route (+). HUE2 is a large area and there could be potential for significant impacts on the local and strategies road network from traffic movements. The Framework states that transport modelling is due to take place which will assist in informing the appropriate level of growth for Hayle and sites. It will be important for any capacity issues on key roads and junctions which may result from HUE2 to be addressed by either reducing the level of growth or ensuring extra capacity / infrastructure is viable and can be delivered through any new development such as HUE2. (+-) The Framework does not reference the balance between jobs created and new dwellings but this is an important consideration in potentially reducing the need to travel and should be incorporated at the next stage of the Framework (+-).</p>	
<p>Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. 2. To reduce traffic congestion and minimise transport related greenhouse gas</p>	+++	<p>This large area is located close to existing services and facilities which should enable access and reduce the need to travel, and, in comparison to other areas, it offers a location which could optimise use of more sustainable modes of transport although it is acknowledged that realistically development increases use of motor vehicles (++-).</p>	

<p>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>Hayle train station is in close proximity to this site along with the main bus route (+).</p> <p>Development of either scenario for HUE2 would be of a scale to potentially sustain a new neighbourhood with some related provision of community facilities (+) it is also well located to most existing facilities and there will be new facilities which are proposed on the nearby harbour regeneration area. (++).</p> <p>HUE2 is a large area and there could be potential for significant impacts on the local and strategies road network from traffic movements. The Framework states that transport modelling is due to take place which will assist in informing the appropriate level of growth for Hayle and sites. It will be important for any capacity issues on key roads and junctions which may result from HUE2 to be addressed by either reducing the level of growth or ensuring extra capacity / infrastructure is viable and can be delivered through any new development such as HUE2. (+-)</p> <p>The Framework does not reference the balance between jobs created and new dwellings but this is an important consideration in potentially reducing the need to travel and should be incorporated at the next stage of the Framework (+-).</p>	
<p style="text-align: center;">Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies?</p> <p>c) Will it help reduce fuel poverty?</p> <p>d) Will it encourage local energy production?</p>	<p style="text-align: center;">+-</p>	<p>Heat Mapping Analysis concluded that this area has potential to support a District Heating scheme as there are some potentially existing high heat users/anchor loads in relatively close proximity e.g. 3 school buildings; while there may well be some constraints to delivering a viable heat network generally this area should be further investigated for its potential or otherwise (+-).</p> <p>The next stage of the Framework should provide more detail on energy related issues in relation to the site and it will also be for subsequent masterplans and or design briefs to address these issues more comprehensively.</p>	

Hayle HUE3 Phillack West			
Sustainability Criteria	Score	Comments	Evidence from Scoping Report/ Framework Assumptions Document
<p style="text-align: center;">Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	+ + -	<p>The site is less conveniently located adjacent to the town centre and many facilities in comparison to other areas, but still offers a location which could optimise use of more sustainable modes of transport thereby minimising any increase in greenhouse gas emissions (+).</p> <p>The option is generally south / south east facing on a gradient which is beneficial for passive solar design (+)</p> <p>Heat Mapping Analysis concluded that the site has some potential to support a District Heating scheme but with some limitations/constraints (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Climatic factors Ref: 2.1.1</p> <p>Framework Assumptions document: 1.1</p>
<p style="text-align: center;">Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or 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, addressing waste as a resource and looking to disposal as the last option.</p> <p>THIS TOPIC HAS BEEN SCOPED OUT AS IT HAS NO BEARING AT THIS STAGE OF THE FRAMEWORK PROCESS</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Waste Ref: 2.1.2</p>
<p style="text-align: center;">Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p> <p>d) Will mineral working impact on designated land?</p>	+	<p>The whole site is outside any mineral consultation area (+).</p> <p>The site is not in proximity to a County Geology (RIGS) site (+)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Minerals and Geo-diversity Ref: 2.1.3</p> <p>Framework Assumptions document: section 1 and 1.3</p>
<p style="text-align: center;">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall?</p> <p>b) Will it avoid development that leads to the loss of productive soil?</p>	-	<p>The site is classified as Grade 2 Agricultural Land so if developed would lead to a loss of productive soil (-)</p> <p>The land appears to be currently farmed (-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Soil Ref: 2.1.4</p> <p>Framework Assumptions document: section 1 and 1.4</p>
<p style="text-align: center;">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve.</p> <p>a) Will it reduce pollution including greenhouse gas emissions?</p> <p>b) Will it maintain or improve air quality in Cornwall?</p>	+ + -	<p>Any development will have an impact on air pollution the extent to which can be minimised through careful design and construction (+-).</p> <p>The site is less conveniently located adjacent to the town centre and many facilities in comparison to other areas, but still offers a location which could optimise use of more sustainable modes of transport as opposed to reliance on private motor vehicles (+).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Air Ref: 2.1.5</p> <p>Framework Assumptions document: section 1 and 1.5</p>
<p style="text-align: center;">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and costal erosion.</p> <p>2. To maintain and enhance water quality and reduce consumption and increase</p>	+ + -	<p>The site is not within or in close proximity to a flood zone (+ +).</p> <p>Development will increase the overall demand of water in this area (-).</p> <p>Development will have potential negative impacts on water related issues, however appropriate implementation of SUDS can mitigate these issues. (+-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Minerals and Geo-diversity Ref: 2.1.6</p> <p>Framework Assumptions document: section 1 and 1.6</p>

<p>efficiency of water use?</p> <p>a) Does the proposal reduce, or avoid increasing the risk of flooding overall?</p> <p>b) Does the proposal reduce the overall demand for water?</p> <p>c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change?</p> <p>d) Will the proposal increase the risk of water pollution events?</p>			
<p style="text-align: center;">Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</p> <p>a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas?</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>The area does not fall within or in proximity to a Special Area of Conservation. However it is in very close proximity to a Site of Special Scientific Interest at Hayle Towans and also in Copperhouse Pool to the south and in proximity to a Cornwall Wildlife Site in Hayle estuary to the west (+-).</p> <p>Development in this area could be accompanied by the provision of some wildlife habitats and these could be an improvement to some areas within the cell however overall provisions would be unlikely to improve what already exists (-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Biodiversity Ref: 2.1.7</p> <p>Framework Assumptions document: section 1 and 1.7</p>
<p style="text-align: center;">Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	+-	<p>The site is not within or in proximity to an AONB. It is not within but is in proximity to a designated AGLV to the north (+-).</p> <p>The landscape assessment concluded that the site has a low landscape value, medium/high landscape sensitivity and an intermediate overall landscape assessment, (+-)</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>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Landscape Ref: 2.1.8</p> <p>Framework Assumptions document: section 1 and 1.8</p>
<p style="text-align: center;">Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	+-	<p>Due to the sites proximity to the coast, maritime issues need consideration. It is too early to determine effects at this stage (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Maritime Ref: 2.1.9</p> <p>Framework Assumptions document: section 1 and 1.9</p>
<p style="text-align: center;">Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p>	-- +	<p>The site covers an open agricultural area on the fringe of Phillack village. Development may have a negative impact on the historic character of the village which is a Conservation Area. The site is also in proximity to the World Heritage Site (-).</p> <p>There is a Scheduled Monument (a wayside cross) on the northern boundary of the site. Any development would therefore require mitigation which would be looked at in more detail at a later stage (-)</p> <p>The site contains 5 features recorded on the Cornwall Sites and Monuments Register, with a post medieval tombstone, post medieval house, post medieval pit, romano-british findspot and medieval cross. Any development would therefore require mitigation which should be looked at in more detail at a later stage (-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Historic Environment Ref: 2.1.10</p> <p>Framework Assumptions document: section 1 and 1.10</p>

<p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>		<p>The site is classed partly as Recently Enclosed Land and partly as urban land (+-).</p>	
<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	+	<p>Topography is unlikely to impede the sustainable design of development in this area (+).</p> <p>The site occupies land with a very slight southerly aspect which is beneficial to passive solar design (+)</p> <p>It is not possible to comment further at this stage and more details will be required at the next stage of the plan.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Design Ref: 2.1.11</p> <p>Framework Assumptions document: section 1 and 1.11</p>
<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	+-	<p>The site falls within an area with a high Indices of Deprivation Score (28.12). It has a ranking of the 9062 most deprived out of a total of 32482 areas.</p> <p>Development of the site overall is not satisfactory to sustain a new neighbourhood, therefore it would be unlikely to improve access to and provision of additional services and facilities, however its location is within reasonable proximity to the majority of existing facilities (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Social Inclusion Ref: 2.2.1</p> <p>Framework Assumptions document: section 2 and 2.1</p>
<p style="text-align: center;">Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>		<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p> <p>THIS TOPIC HAS BEEN SCOPED OUT AS IT HAS NO BEARING AT THIS STAGE OF THE FRAMEWORK PROCESS</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Crime and anti-social behaviour Ref: 2.2.2</p> <p>Framework Assumptions document: section 2 and 2.2</p>
<p style="text-align: center;">Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	+	<p>No land within the site has steep gradients and there are no topographical constraints in this areas so this will help to maximise the opportunity of developing an optimum quantity and mix of development (+).</p> <p>The ground is generally flat and therefore a higher % of affordable housing could be accommodated as development costs are potentially minimised (+).</p> <p>Delivery of dwellings on this site would have positive effects on the delivery of affordable housing with 474 households (at November 2011) with a local connection to Hayle in housing need. (+)</p> <p>More detailed SA assessment is not possible at this stage of the plan.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Housing Ref: 2.2.3</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p>	+-	<p>The site is likely to be conducive to encouraging walking or cycling to the town centre (+).</p> <p>The site is not in close proximity to existing health facilities (-)</p> <p>There is an adequate provision of health services in Hayle; future requirements will be determined through the Infrastructure Delivery Plan work and more detail on future requirements should be provided at the next stage of the Framework Plan.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>

e) Will it lead to unacceptable noise levels?			
<p align="center">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+	<p>The site does not incorporate any existing sports facilities so will not have an adverse impact (+).</p> <p>The site is within walking distance to existing sports facilities including the playing field and skate park (+)</p> <p>The site will adjoin the open countryside, beach and the public footpath network which could encourage access for recreation. (+)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>
<p align="center">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+	<p>The site will adjoin the open countryside, beach and the public footpath network which could encourage access for recreation. (+)</p> <p>The close proximity of the beach, swimming pool and coastal footpath could encourage recreational activities (+)</p> <p>Development of the site option could provide a potential opportunity to make provision for new designated play space. (+)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>
<p align="center">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	-	<p>The site does not have close links to the strategic transport network, in comparison to other sites around the urban area (-).</p> <p>Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities. It would therefore not provide employment opportunities. (--).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p align="center">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	-	<p>The site does not have close links to the strategic transport network, in comparison to other cells around the urban area (-).</p> <p>Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities. It would therefore not provide employment opportunities. (--).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p align="center">Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities?</p> <p>b) Will it provide affordable, small scale, managed workspace to support local need?</p> <p>c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas?</p> <p>d) Will it raise the quality of employment and reduce seasonality?</p>	-	<p>The site does not have close links to the strategic transport network, in comparison to other cells around the urban area (-).</p> <p>Development of this site could have some negative impact on the landscape which could adversely affect the tourism experience (-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p align="center">Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</p>	-- +	<p>Hayle currently has two primary schools and one secondary school at which there is spare capacity by 2014. The Infrastructure Delivery Plan will assess future infrastructure requirements and it will be important for the next stage of the Framework to set out future education requirements in relation to a proposed level of growth and sites. The site is not within close proximity of a Primary School (most of the site being further than</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Education and Skills Ref: 2.3.2</p> <p>Framework</p>

<p>a) Will it help improve the qualifications and skills of young people? b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)? c) Will it help increase the County's skilled and professional workforce? d) Will it support a viable future for rural communities? e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts? f) Will it increase accessibility to training facilities?</p>		<p>1200m away) but is in proximity to the secondary School (being between 1200m and 1600m away from the Secondary) (+-). The site is not of a size and convenient location that could offer an opportunity to improve the towns training and/or educational facilities (-).</p>	<p>Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. 2. To reduce traffic congestion and minimise transport related greenhouse gas emissions. a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available? b) Will it reduce traffic congestion by promoting alternative modes of transport? c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities? d) Will it lead to a reduction in greenhouse gas emissions? e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas? f) Will it transfer freight from road to rail and/or sea?</p>	<p style="text-align: center;">-- +</p>	<p>The site is less conveniently located adjacent to the town centre and many facilities in comparison to other areas, but still offers a location which could optimise use of more sustainable modes of transport although it is acknowledged that realistically development increases use of motor vehicles (+-). The development of the area is not of a scale to provide linkages where public transport services could be encouraged to operate (-). A significant increase in local traffic movements through existing residential areas and/or the town centre may cause safety and capacity issues (--).</p>	
<p style="text-align: center;">Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. 2. To reduce traffic congestion and minimise transport related greenhouse gas emissions. a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available? b) Will it reduce traffic congestion by promoting alternative modes of transport? c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities? d) Will it lead to a reduction in greenhouse gas emissions? e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas? f) Will it transfer freight from road to rail and/or sea?</p>	<p style="text-align: center;">+-</p>	<p>Development of the site overall is not satisfactory to sustain a new neighbourhood, but it is reasonably well located to some existing facilities (++-). The development of the area is not of a scale to provide linkages where public transport services could be encouraged to operate (-).</p>	
<p style="text-align: center;">Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty. a) Will it promote energy conservation and efficiency? b) Will it promote and support the use of renewable and low carbon energy technologies? c) Will it help reduce fuel poverty? d) Will it encourage local energy production?</p>	<p style="text-align: center;">+-</p>	<p>Heat Mapping Analysis concluded that the site has some potential to support a District Heating scheme but with some limitations/constraints. (+-). If this option is taken forward, further assessments should be undertaken to assess the potential for a district heating network.</p>	

Hayle HUE4 Loggans North			
Sustainability Criteria	Score	Comments	Evidence from Scoping Report/ Framework Assumptions Document
<p align="center">Climate factors</p> <p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>2. To increase resilience to climate change, and reduce vulnerability.</p> <p>a) Does it limit greenhouse gas emissions?</p> <p>b) Does it secure the highest viable resource and energy efficiency?</p> <p>c) Does it encourage the use of renewable energy technologies?</p> <p>d) Does it minimise vulnerability and encourage resilience to the effects of climate change?</p>	+ + -	<p>The site is less conveniently located adjacent to the town centre and many facilities in comparison to other areas, but still offers a location which could optimise use of more sustainable modes of transport thereby minimising any increase in greenhouse gas emissions (+).</p> <p>The option is generally south / south east facing on a slight gradient which is beneficial for passive solar design (+)</p> <p>Heat Mapping Analysis concluded that the site has some potential to support a District Heating scheme but with some limitations/constraints (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Climatic factors Ref: 2.1.1</p> <p>Framework Assumptions document: 1.1</p>
<p align="center">Waste</p> <p>1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy.</p> <p>a) Will it reduce the amount of waste produced, collected, and or 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, addressing waste as a resource and looking to disposal as the last option.</p> <p>THIS TOPIC HAS BEEN SCOPED OUT AS IT HAS NO BEARING AT THIS STAGE OF THE FRAMEWORK PROCESS</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Waste Ref: 2.1.2</p>
<p align="center">Minerals & Geodiversity</p> <p>1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>2. To conserve, enhance and restore the condition of geodiversity in the county.</p> <p>a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources?</p> <p>b) Will it ensure development does not irreversibly sterilise important mineral resources?</p> <p>c) Will it prevent harm to and, where appropriate, enhance geological conservation interests in the county?</p> <p>d) Will mineral working impact on designated land?</p>	+	<p>The whole site is outside any mineral consultation area (+).</p> <p>The site is not in proximity to a County Geology (RIGS) site (+)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Minerals and Geo-diversity Ref: 2.1.3</p> <p>Framework Assumptions document: section 1 and 1.3</p>
<p align="center">Soil</p> <p>1. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>2. To encourage and safeguard local food production.</p> <p>a) Will it protect, enhance and improve soil quality in Cornwall?</p> <p>b) Will it avoid development that leads to the loss of productive soil?</p>	-	<p>The site is classified as Grade 3 Agricultural Land so if developed would lead to a loss of productive soil (-)</p> <p>The land appears to be currently farmed (-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Soil Ref: 2.1.4</p> <p>Framework Assumptions document: section 1 and 1.4</p>
<p align="center">Air</p> <p>1. To reduce air pollution and ensure air quality continues to improve.</p> <p>a) Will it reduce pollution including greenhouse gas emissions?</p> <p>b) Will it maintain or improve air quality in Cornwall?</p>	+ + -	<p>Any development will have an impact on air pollution the extent to which can be minimised through careful design and construction (+-).</p> <p>The site is less conveniently located adjacent to the town centre and many facilities in comparison to other areas, but still offers a location which could optimise use of more sustainable modes of transport as opposed to reliance on private motor vehicles although it is near a supermarket and West Cornwall Retail Park. (+).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Air Ref: 2.1.5</p> <p>Framework Assumptions document: section 1 and 1.5</p>
<p align="center">Water</p> <p>1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and costal erosion.</p> <p>2. To maintain and enhance water quality and reduce consumption and increase</p>	- - +	<p>The site is in close proximity to the functional flood zone (-).</p> <p>Development will increase the overall demand of water in this area (-).</p> <p>Development will have potential negative impacts on water related issues, however appropriate implementation of SUDS can mitigate these issues. (+-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Minerals and Geo-diversity Ref: 2.1.6</p> <p>Framework Assumptions document: section 1 and 1.6</p>

<p>efficiency of water use?</p> <p>a) Does the proposal reduce, or avoid increasing the risk of flooding overall?</p> <p>b) Does the proposal reduce the overall demand for water?</p> <p>c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change?</p> <p>d) Will the proposal increase the risk of water pollution events?</p>			
<p style="text-align: center;">Biodiversity</p> <p>1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</p> <p>a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas?</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>The area does not fall within or in proximity to a Special Area of Conservation. However it is adjacent to a Site of Special Scientific Interest and in proximity to (260m) of a Cornwall Wildlife Site (+-).</p> <p>Development in this area could be accompanied by the provision of some wildlife habitats and these could be an improvement to some areas within the cell however overall provisions would be unlikely to improve what already exists (-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Biodiversity Ref: 2.1.7</p> <p>Framework Assumptions document: section 1 and 1.7</p>
<p style="text-align: center;">Landscape</p> <p>1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p> <p>a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character?</p> <p>b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs?</p> <p>c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements.</p> <p>d) Will it maintain and enhance a high quality living environment?</p> <p>e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?</p>	+-	<p>The site is not within or in proximity to an AONB. It is not within but is in proximity to a designated AGLV to the north (+-).</p> <p>The landscape assessment concluded that the site has a medium landscape value, medium/ high landscape sensitivity and an intermediate overall landscape assessment, (+-)</p> <p>Mitigation will be required if the site option is developed and this should be looked at in more detail at a later stage to reduce harm to the higher quality landscape in particular.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Landscape Ref: 2.1.8</p> <p>Framework Assumptions document: section 1 and 1.8</p>
<p style="text-align: center;">Maritime</p> <p>1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p> <p>a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?</p> <p>b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries?</p> <p>c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability?</p> <p>d) Will the proposal operate within safe biological, chemical and physical limits?</p>	+-	<p>Due to the sites proximity to the coast, maritime issues need consideration. It is too early to determine effects at this stage (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Maritime Ref: 2.1.9</p> <p>Framework Assumptions document: section 1 and 1.9</p>
<p style="text-align: center;">Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p>	-- +	<p>The site covers an open agricultural area on the fringe of Hayle. Development is unlikely to have a negative impact on the historic character of the town, however it would affect the setting of the adjoining Grade 11 Listed Loggans Mill building. Any development would therefore require mitigation which should be looked at in more detail at a later stage (--+).</p> <p>The site does not contain any features recorded on the Cornwall Sites and Monuments Register. (+)</p> <p>The site is classed partly as Recently Enclosed Land and partly as urban land (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Historic Environment Ref: 2.1.10</p> <p>Framework Assumptions document: section 1 and 1.10</p>

<p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>			
<p style="text-align: center;">Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p> <p>d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?</p>	+	<p>Topography is unlikely to impede the sustainable design of development in this area (+).</p> <p>The site occupies land with a very slight southerly aspect which is beneficial to passive solar design (+)</p> <p>Part of the adjacent built up area to the north is not of a distinctive character and new development, if of good quality could possibly enhance the area. (+)</p> <p>It is not possible to comment further at this stage and more details will be required at the next stage of the plan.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Design Ref: 2.1.11</p> <p>Framework Assumptions document: section 1 and 1.11</p>
<p style="text-align: center;">Social Inclusion</p> <p>1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p> <p>a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded?</p> <p>b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?</p>	+-	<p>The site falls within an area with a very high Indices of Deprivation Score (31.38). It has a ranking of the 7604 most deprived out of a total of 32482 areas.</p> <p>Development of the site overall is not satisfactory to sustain a new neighbourhood, therefore it would be unlikely to improve access to and provision of additional services and facilities, however its location is within good proximity to some existing facilities (+-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Social Inclusion Ref: 2.2.1</p> <p>Framework Assumptions document: section 2 and 2.1</p>
<p style="text-align: center;">Crime & Anti Social Behaviour</p> <p>1. To reduce crime, anti-social behaviour and fear of crime.</p> <p>a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots)</p> <p>b) Will it help reduce the fear of crime?</p>		<p>At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. Whilst development may reduce the fear of crime as current dwellings in the area feel less isolated the increased population may increase anti-social behaviour.</p> <p style="text-align: center;">THIS TOPIC HAS BEEN SCOPED OUT AS IT HAS NO BEARING AT THIS STAGE OF THE FRAMEWORK PROCESS</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Crime and anti-social behaviour Ref: 2.2.2</p> <p>Framework Assumptions document: section 2 and 2.2</p>
<p style="text-align: center;">Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards?</p> <p>e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes?</p> <p>g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions?</p> <p>h) Will it make the best use of land?</p>	+	<p>No land within the cell has steep gradients and there are no topographical constraints in this areas so this will help to maximise the opportunity of developing an optimum quantity and mix of development (+).</p> <p>The ground has only a slight gradient and therefore a higher % of affordable housing could be accommodated as development costs are potentially minimised (+).</p> <p>Delivery of dwellings on this site would have positive effects on the delivery of affordable housing with 474 households (at November 2011) with a local connection to Hayle in housing need. (+)</p> <p>More detailed SA assessment is not possible at this stage of the plan.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Housing Ref: 2.2.3</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Health</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health?</p> <p>b) Will it improve access to health services?</p> <p>c) Will it improve access to the countryside, coast, recreation and open spaces?</p> <p>d) Will it increase participation and engagement in physical activity and sport?</p> <p>e) Will it lead to unacceptable noise levels?</p>	+-	<p>The site is likely to be conducive to encouraging walking or cycling with relatively level to the town centre (+).</p> <p>The site is not in close proximity to existing health facilities (-)</p> <p>There is an adequate provision of health services in Hayle; future requirements will be determined through the Infrastructure Delivery Plan work and more detail on future requirements should be provided at the next stage of the Framework Plan.</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>

<p style="text-align: center;">Sport</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>	+	<p>The site does not incorporate any existing sports facilities so will not have an adverse impact (+).</p> <p>The site is within walking distance to existing sports facilities including the rugby ground, playing field and skate park (+)</p> <p>The site will adjoin the open countryside, beach and the public footpath network which could encourage access for recreation. (+)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>
<p style="text-align: center;">Recreation</p> <p>1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p> <p>a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?</p>	+	<p>The site will adjoin the open countryside, beach and the public footpath network which could encourage access for recreation. (+)</p> <p>The close proximity of the beach, and coastal footpaths could encourage recreational activities (+).</p> <p>Development of the site option could provide a potential opportunity to make provision for new designated play space. (+)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Health Ref: 2.2.4</p> <p>Framework Assumptions document: section 2 and 2.4</p>
<p style="text-align: center;">Economic Development</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	-- +	<p>The site has close links to the strategic transport network, in comparison to other cells around the urban area (+).</p> <p>Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities. It would therefore not provide employment opportunities. (--).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Regeneration</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	-- +	<p>The site has close links to the strategic transport network, in comparison to other sites around the urban area (+).</p> <p>Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities. It would therefore not provide employment opportunities. (--).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Tourism</p> <p>1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.</p> <p>a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?</p>	+ + -	<p>The site has close links to the strategic transport network, in comparison to other sites around the urban area (+).</p> <p>Development of this small site could have some negative impact on the landscape which could adversely affect the tourism experience, but this would be of a lesser degree to the larger site options. (+-)</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Economic Development, Regeneration and Tourism Ref: 2.3.1</p> <p>Framework Assumptions document: section 2 and 2.3</p>
<p style="text-align: center;">Education & Skills</p> <p>1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.</p> <p>a) Will it help improve the qualifications and skills of young people? b) Will it improve facilities and opportunities for lifelong learning (particularly for those</p>	-	<p>Hayle currently has two primary schools and one secondary school at which there is spare capacity by 2014. The Infrastructure Delivery Plan will assess future infrastructure requirements and it will be important for the next stage of the Framework to set out future education requirements in relation to a proposed level of growth and sites. The site is not within close proximity of a Primary or secondary School (being further than 1200m away from the nearest Primary and over 1600m away from the Secondary) (-).</p>	<p>Sustainability Appraisal Scoping report June 2010.</p> <p>Education and Skills Ref: 2.3.2</p> <p>Framework Assumptions document: section 2 and 2.3</p>

<p>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 not of a size and convenient location that could offer an opportunity to improve the towns training and/or educational facilities (-).</p>	
<p style="text-align: center;">Transport</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	-- +	<p>The site is less conveniently located adjacent to the town centre and many facilities in comparison to other areas, but still offers a location which could optimise use of more sustainable modes of transport although it is acknowledged that realistically development increase use of motor vehicles (+-).</p> <p>The development of the area is not of a scale to provide linkages where public transport services could be encouraged to operate (-).</p> <p>A significant increase in local traffic movements through existing residential areas and/or the town centre may cause safety and capacity issues (--).</p>	
<p style="text-align: center;">Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or sea?</p>	+-	<p>Development of the site overall is not satisfactory to sustain a new neighbourhood, but it is reasonably well located to some existing facilities (++-).</p> <p>The development of the area is not of a scale to provide linkages where public transport services could be encouraged to operate (-).</p>	
<p style="text-align: center;">Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies?</p> <p>c) Will it help reduce fuel poverty?</p> <p>d) Will it encourage local energy production?</p>	+-	<p>Heat Mapping Analysis concluded that the cell has some potential to support a District Heating scheme but with some limitations/constraints. (+-).</p> <p>If this option is taken forward, further assessments should be undertaken to assess the potential for a district heating network.</p>	