

Appendix A

Hayle Environmental Assessment

Cell Number: 1 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	Adjacent to a significant dune system	
SSSI, SAC, Heritage Coast, AONB	Area is in close proximity to the Hayle river mouth SSSI	
Other assets / constraints		
OARS?, AGLV, RIGS?	Small area to the east of the cell covered by an OARS	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Very small area covered by the Conservation Area and WHS & adjacent to the WHS	
Ecological assets – CWS, LNR, BAP habitat	Adjacent to Cornwall Wildlife Site on the estuary	
Mineral Consultation Area	No designation	
Agricultural grade of land	Small part of the site at the east of the cell is grade 2	
Flood Zones 2 and/or 3	Site is adjacent to the estuary, functional flood zone 3b	
Topography	Slightly sloping site at the north east and slope increases towards the harbour area	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Parts of the cell contain derelict building relating to previous harbour activities / uses. West area of cell fronts estuary/beach which may limit capacity for development. An electricity sub station is located at the western end of the cell with power lines crossing the cell towards the north east. These issues combined may limit the developable area of the cell at the west.	
Other information – not scored		
Cornwall LCA / LDU	Within the St Ives Bay Landscape character area (CA05) and within LDU 148 described as hard rock lowlands; open wildland and unsettled wildland	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay area characterised as disused industrial relating to extractive industries no longer in use.	
Aspect (solar gain)	Cell slopes to the south/south east	
Current land cover	Current land cover includes some coastal/semi dune type vegetation and includes a cricket pitch. There are some derelict harbour buildings, the north quay and an existing electricity sub station	
Overall Comment / Recommendation	The physical constraints mentioned above that will reduce the size of the cell but should remain for further assessment	

Cell Number: 2 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	Adjacent to a significant dune system at the north east corner of the cell	
SSSI, SAC, Heritage Coast, AONB	Site is immediately adjacent to the large SSSI covering the dunes	
Other assets / constraints		
OARS?, AGLV, RIGS?	Half/significant area of the cell covered by an OARS	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Adjacent to Conservation Area and WHS and small cluster of listed buildings at the centre of the cell	
Ecological assets – CWS, LNR, BAP habitat	No Designation/not adjacent	
Mineral Consultation Area	No designation	
Agricultural grade of land	Cell is mostly grade 2	
Flood Zones 2 and/or 3	Site is adjacent to the estuary, functional floodplain 3b	
Topography	Plateaus at the northern half of the cell, the slope increases in the southern half of the cell towards the existing development/estuary	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Power lines cross the northern extent of the cell. Some existing buildings in the middle of the cell	
Other information – not scored		
Cornwall LCA / LDU	Within the St Ives Bay Landscape character area (CA05) and within LDU 148 described as hard rock lowlands; open wildland and unsettled wildland	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay area characterised as 20 th century farmland	
Aspect (solar gain)	Slopes towards the south east	
Current land cover	Current land cover is agricultural land used for crops incorporating listed farm buildings in the middle of the cell.	
Overall Comment / Recommendation	Mainly agricultural land (grade 2), should remain for further assessment	

Cell Number: 3 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	Large area of the cell is a dune system	
SSSI, SAC, Heritage Coast, AONB	Whole cell is covered by the dunes SSSI	
Other assets / constraints		
OALS?, AGLV, RIGS?	Small northern sections of cell covered by an AGLV	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Adjacent to the Conservation Area	
Ecological assets – CWS, LNR, BAP habitat	No designation / not adjacent	
Mineral Consultation Area	No designation	
Agricultural grade of land	No designation	
Flood Zones 2 and/or 3	No designation/not adjacent	
Topography	Generally a sloping cell with a plateau at the centre of the cell	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	This cell is mostly an area of sand dunes and vegetation which are a constraint to development. There are also power lines that cross the site towards the north of the cell	
Other information – not scored		
Cornwall LCA / LDU	Within the St Ives Bay Landscape character area (CA05) and within LDU 148 described as hard rock lowlands; open wildland and unsettled wildland	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay area characterised as dunes	
Aspect (solar gain)	Slopes down in a southerly and easterly direction across the cell	
Current land cover	Land cover are sand dunes and vegetated dunes including some scattered holiday chalets.	
Overall Comment / Recommendation	This large cell is an area of sand dunes; dune vegetation and is covered by a SSSI. Cell should not be considered for development and discounted from further assessment	

Cell Number: 4 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	Small area of cell is a dune systems and also adjacent to large dune area	
SSSI, SAC, Heritage Coast, AONB	Majority/significant area of cell covered by a SSSI	
Other assets / constraints		
OARS?, AGLV, RIGS?	Significant area of cell covered by an AGLV	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	No designation/not adjacent	
Ecological assets – CWS, LNR, BAP habitat	Small area at the North of cell is a Local Nature Reserve	
Mineral Consultation Area	No designation	
Agricultural grade of land	Small area of cell is grade 3	
Flood Zones 2 and/or 3	No designation not adjacent	
Topography	Slightly sloping cell and relatively flat in areas	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	A large area of this cell are sand dunes. The cell also includes an area of old workings underground which may include land contamination issues. Power lines cross the north and east of the cell.	
Other information – not scored		
Cornwall LCA / LDU	Within the St Ives Bay Landscape character area (CA05) and within LDU 148 described as hard rock lowlands; open wildland and unsettled wildland	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay area characterised as industrial unused and upland rough ground (relict industrial)	
Aspect (solar gain)	Parts of the cell are a plateau and parts slope gradually downhill in a south easterly direction	
Current land cover	Land cover is a vegetated dune area including some buried workings and scattered holiday chalets	
Overall Comment / Recommendation	Large area of cell is vegetated sand dunes covered by a SSSI. Cell should not be considered and should be discounted from assessment	

Cell Number: 5 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	No designation/not adjacent	
SSSI, SAC, Heritage Coast, AONB	Over half/significant area of cell covered by a SSSI	
Other assets / constraints		
OARS?, AGLV, RIGS?	Cell immediately adjacent to an AGLV	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	No designation/not adjacent	
Ecological assets – CWS, LNR, BAP habitat	No designation/not adjacent	
Mineral Consultation Area	No designation	
Agricultural grade of land	All of cell is grade 3	
Flood Zones 2 and/or 3	Two areas, relatively small at the north and south of the site covered by functional floodplain 3b	
Topography	Relatively flat cell	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	The cell is adjacent to the A30. Pylons cross the southern area of the cell, it is not clear on other possible constraints at this stage.	
Other information – not scored		
Cornwall LCA / LDU	Within the St Ives Bay Landscape character area (CA05) and within LDU 159 described as river valleys; dry meadowland; small sized farms and secondary wooded pastures	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay area characterised as upland rough ground	
Aspect (solar gain)	Relatively flat area, very slight sloping downhill in a southerly direction	
Current land cover	Land cover is rough coastal vegetation a large are of which is a SSSI	
Overall Comment / Recommendation	Around ¾ of the cell is a SSSI and should not be considered further. The remaining section of the cell is relatively small large part of which is floodplain 3b. Cell should be discounted or boundary redrawn to reflect SSSI.	

Cell Number: 6 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	No designation/not adjacent	
SSSI, SAC, Heritage Coast, AONB	Site adjacent to a SSSI	
Other assets / constraints		
OARS?, AGLV, RIGS?	No designation/not adjacent	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	No designation/not adjacent	
Ecological assets – CWS, LNR, BAP habitat	Cell adjacent to a Cornwall Wildlife Site	
Mineral Consultation Area	No designation	
Agricultural grade of land	All of cell is grade 3	
Flood Zones 2 and/or 3	Site is adjacent to the functional floodplain 3b	
Topography	Slight sloping cell	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	A relatively narrow cell between the A30 and Carwin Rise which may constrain development. pylons cross the eastern end of the cell.	
Other information – not scored		
Cornwall LCA / LDU	Within the St Ives Bay Landscape character area (CA05) and within LDU 159 described as river valleys; dry meadowland; small sized farms and secondary wooded pastures	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay area characterised as modern enclosed land and post medieval enclosed land	
Aspect (solar gain)	Cell slopes (gently) downhill in a south westerly direction	
Current land cover	Current land cover are agricultural fields which are in use	
Overall Comment / Recommendation	A relatively narrow cell but should remain for further assessment	

Cell Number: 7 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	No designation/not adjacent	
SSSI, SAC, Heritage Coast, AONB	No designation	
Other assets / constraints		
OARS?, AGLV, RIGS?	Small area in the southern part of the cell covered by an OARS	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Adjacent to listed buildings in Angarrack	
Ecological assets – CWS, LNR, BAP habitat	Significant area of cell covered by a Cornwall Wildlife Site	
Mineral Consultation Area	No designation	
Agricultural grade of land	Small area of cell is grade 2, remainder is grade 3	
Flood Zones 2 and/or 3	A significant area of the cell is covered by the functional floodplain 3b effectively splitting the cell in two	
Topography	Sloping cell at the south and east, cell plateaus towards the north and west	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	A large central area of the cell is a functional floodplain 3b which would constrain amount of any potential development. A dismantled railway also runs through the centre of the cell. The cell is also constrained at the south by the existing employment area and the village of Angarrack.	
Other information – not scored		
Cornwall LCA / LDU	Within the St Ives Bay Landscape character area (CA05) and within LDU 159 described as river valleys; dry meadowland; small sized farms and secondary wooded pastures	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay area characterised as post medieval enclosed land, upland rough ground and a small area of C 20 th settlement	
Aspect (solar gain)	Middle of the cell is relatively flat. East part of the cell slopes increasing downhill in a westerly direction. Southern part of the cell slopes downhill in a northerly direction, steep in places.	
Current land cover	There are some agricultural fields in use at the north; a vegetated area in the middle which is a floodplain and some smaller unused fields at the south	
Overall Comment / Recommendation	Central area of the cell is a Cornwall Wildlife site and floodplain 3b which will reduce the size of the cell. May be a constrained cell but should remain for further assessment.	

Cell Number: 8 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	No designation/not adjacent	
SSSI, SAC, Heritage Coast, AONB	No designation	
Other assets / constraints		
OARS?, AGLV, RIGS?	No designation/not adjacent	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	No Designation/not adjacent	
Ecological assets – CWS, LNR, BAP habitat	No designation/not adjacent	
Mineral Consultation Area	No designation	
Agricultural grade of land	Around half of cell is grade 2, remainder is grade 3	
Flood Zones 2 and/or 3	No designation/not adjacent	
Topography	Slopes in different directions across the majority of the cell	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Cell adjoins the A30 and railway which form a separation/barrier from the built area of Hayle. There is evidence of a mine shaft/ mining remains at the west of the cell.	
Other information – not scored		
Cornwall LCA / LDU	Within the Mounts Bay East (CA06) and within LDU 144 described as hard rock slopes and ridges; shallow brown soils on hard rock; small farms and secondary wooded pastures	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay / South West hinterland areas described as post medieval enclosed land and modern enclosed land	
Aspect (solar gain)	Eastern part of the cell slopes downhill in a north west direction. The west part of the cell slopes downhill in a north east direction.	
Current land cover	Land cover includes agricultural fields in use and a golf course at the west	
Overall Comment / Recommendation	Sloping cell area. Should remain for further assessment	

Cell Number: 9 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	No designation/not adjacent	
SSSI, SAC, Heritage Coast, AONB	No designation	
Other assets / constraints		
OARS?, AGLV, RIGS?	Just under a quarter/small area to the north w of the cell covered by an OARS	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Adjacent to the Conservation Area and WHS at the northern edge of the cell	
Ecological assets – CWS, LNR, BAP habitat	No designation/not adjacent	
Mineral Consultation Area	No designation	
Agricultural grade of land	Most of the cell is grade 3	
Flood Zones 2 and/or 3	No designation/not adjacent	
Topography	Slightly sloping in places and relatively flat in places	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	The cell contains some existing buildings in the central area including a nursery and other agriculture related disused buildings. Hayle football club ground is also located within the eastern area of the cell. There is evidence of a mine shaft/remains in the middle of the cell.	
Other information – not scored		
Cornwall LCA / LDU	Within the Mounts Bay East (CA06) and within LDU 144 described as hard rock slopes and ridges; shallow brown soils on hard rock; small farms and secondary wooded pastures and LDU 290 hard rock plateau	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay / South West hinterland areas described largely as post medieval enclosed land and also medieval farmland and 20 th C settlement	
Aspect (solar gain)	Cell slopes downhill gently in a north and north westerly direction	
Current land cover	Includes fields in agricultural use some not in use; some small vegetated scrub/treed areas and hedgerows. Also includes some nursery buildings and Hayle football pitches	
Overall Comment / Recommendation	Cell should remain for further assessment	

Cell Number: 10 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	No designation/not adjacent	
SSSI, SAC, Heritage Coast, AONB	No designation	
Other assets / constraints		
OARS?, AGLV, RIGS?	Small area to the north w of the cell covered by an OARS	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Adjacent to the Conservation Area and WHS at the North east edge of the cell	
Ecological assets – CWS, LNR, BAP habitat	No designation/not adjacent	
Mineral Consultation Area	No designation	
Agricultural grade of land	Cell is half grade 2 and half grade 3	
Flood Zones 2 and/or 3	A small area at the west of the site is functional floodplain 3b	
Topography	Relatively flat/slightly sloping at the east of the cell, cell increase in steepness at the west of the cell area	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	No obvious constraints at this stage	
Other information – not scored		
Cornwall LCA / LDU	Within the Mounts Bay East (CA06) and within LDU 289 hard rock slopes and ridges; shallow brown soils on hard rock; small farms and secondary wooded pastures and LDU 290	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay / South West hinterland areas described largely as post medieval enclosed land and also medieval farmland and late 19 th and 20 th C recreational	
Aspect (solar gain)	Eastern half of the cell slopes gently downhill in a general westerly direction, the western half of the cell increasing slopes downhill in a general west direction	
Current land cover	Include field in agricultural use with some left to pasture in the east. Includes a watercourse in eth west with surrounding vegetation scrub and some trees	
Overall Comment / Recommendation	Small area of floodplain 3b at the west of the cell. Cell should remain for further assessment	

Cell Number: 11 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	No designation/not adjacent	
SSSI, SAC, Heritage Coast, AONB	Site immediately adjacent to the estuary SSSI	
Other assets / constraints		
OARS?, AGLV, RIGS?	Small northern area of cell covered by an OARS / adjacent to TPO's	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Small area at the North of the cell covered by the Conservation Area and adjacent to the WHS	
Ecological assets – CWS, LNR, BAP habitat	No designation/not adjacent	
Mineral Consultation Area	No designation	
Agricultural grade of land	Half of cell is grade 2 and half grade 3	
Flood Zones 2 and/or 3	Site immediately adjacent to the estuary/function floodplain 3b, very small area of flood zone 3 overlaps cell boundary	
Topography	Slightly sloping cell area	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	This is a relatively narrow cell which is split in two by the main rail line which may act as a constraint to any potential development. no other obvious constraints at this stage.	
Other information – not scored		
Cornwall LCA / LDU	Within the Mounts Bay East (CA06) and within LDU 142 hard rock slopes and ridges; shallow brown soils on hard rock; small farms and settled pastures	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay / South West hinterland/ Mounts Bay-Hayle areas described as modern enclosed land	
Aspect (solar gain)	Cell slopes gently downhill in a west and north west direction	
Current land cover	Include fields which appear to be in use, hedgerows and some hedgerow trees in places. The cell is split in two by the main rail line	
Overall Comment / Recommendation	Cell is relatively narrow and split in two by the main rail line. Should remain for further assessment	

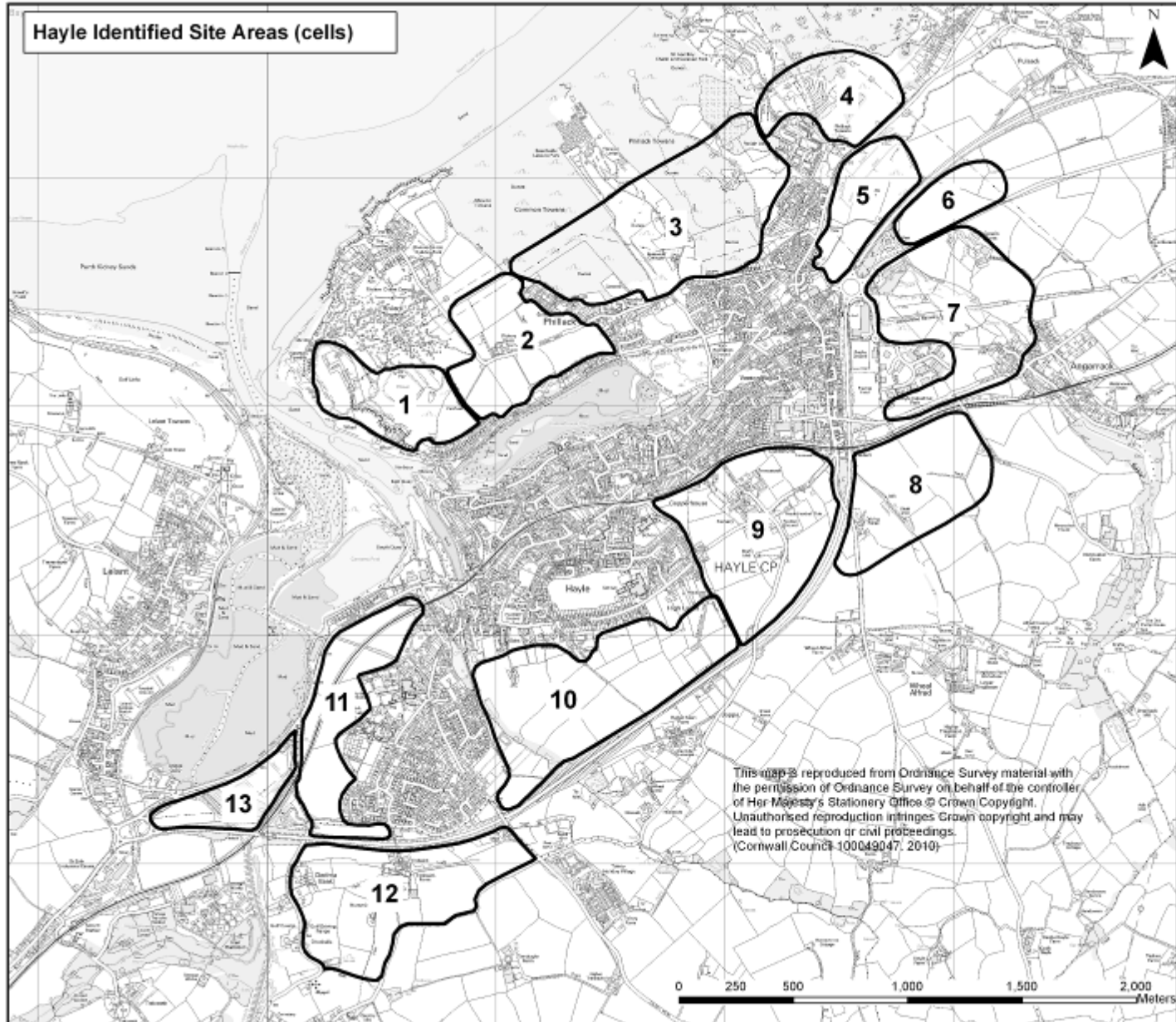
Cell Number: 12 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	No designation/not adjacent	
SSSI, SAC, Heritage Coast, AONB	No designation	
Other assets / constraints		
OARS?, AGLV, RIGS? TPO	Site adjacent to a TPO area at its eastern edge	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Small area of listed buildings in the middle of the cell	
Ecological assets – CWS, LNR, BAP habitat	No designation/not adjacent	
Mineral Consultation Area	No designation	
Agricultural grade of land	Most of the cell is grade 2	
Flood Zones 2 and/or 3	Cell is immediately adjacent to the functional floodplain 3b	
Topography	Slightly sloping/relatively flat cell area	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	There is a substantial farm operation/buildings at the centre of the cell. An existing golf range is located at the western area of the cell. No other obvious constraints at this stage.	
Other information – not scored		
Cornwall LCA / LDU	Within the Mounts Bay east (CA06) and within LDU 289 hard rock slopes and ridges; shallow brown soils on hard rock; small farms and secondary wooded pastures	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay / South West hinterland/ Mounts Bay-Hayle areas described as post medieval enclosed land	
Aspect (solar gain)	Downhill slope varies across the cell in a west, north west and south west direction	
Current land cover	Includes a large farm stead and agricultural fields some in use, some appear unused. Includes some existing properties and a golf course at the west of the cell.	
Overall Comment / Recommendation	Mostly grade 2 agricultural land. Cell should remain for further assessment	

Cell Number: 13 – Hayle	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	No designation/not adjacent	
SSSI, SAC, Heritage Coast, AONB	Over half/significant area of cell covered by a SSSI	
Other assets / constraints		
OARS?, AGLV, RIGS?	No designation/not adjacent	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Adjacent to the WHS	
Ecological assets – CWS, LNR, BAP habitat	No designation/not adjacent	
Mineral Consultation Area	No designation	
Agricultural grade of land	Small area of cell is grade 2, mostly grade 3	
Flood Zones 2 and/or 3	Significant area of cell is covered by functional floodplain 3b	
Topography	Relatively flat cell area	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Significant area of cell is functional floodplain 3b and includes area of significant water including a watercourse which splits the cell into two. All of these features would constrain any potential for development.	
Other information – not scored		
Cornwall LCA / LDU	Within Mounts Bay (CA04) within LDU 060 river valleys and LDU 133 hard rock lowlands; shallow brown soils on hard rock; small farms; settled pastures	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Within the St Ives Bay / Mounts Bay-Hayle areas described as modern enclosed land	
Aspect (solar gain)	Relatively flat cell, slight slope in the west edge	
Current land cover	Includes a field use for grazing at the west and a floodplain at the west with pools and some rough vegetation. A watercourse passes through the cell	
Overall Comment / Recommendation	Majority of the cell is a floodplain 3b and the estuary SSSI. Cell should be discounted from further assessment.	

Hayle Identified Site Areas (cells)

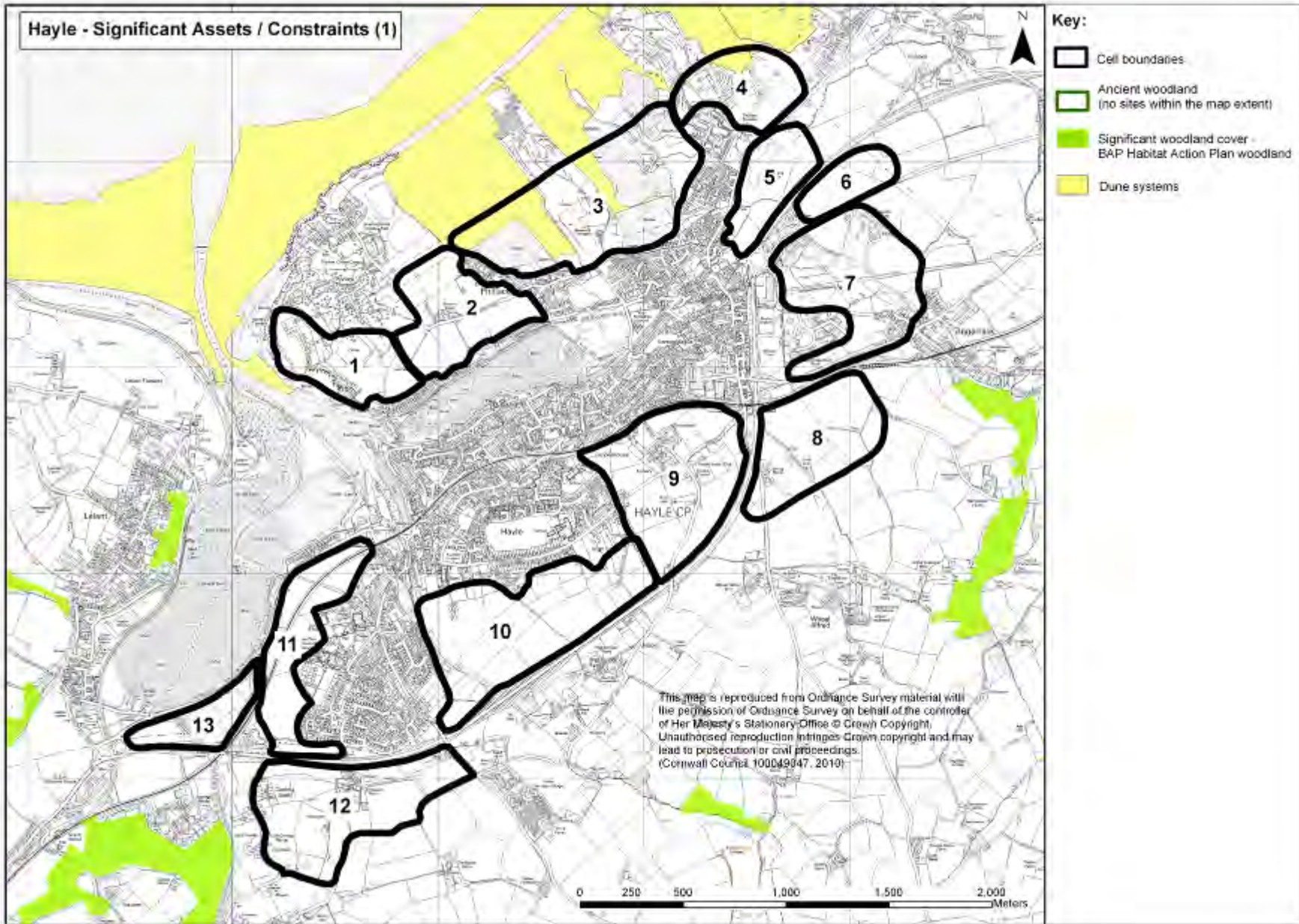
Key:

Cell boundaries

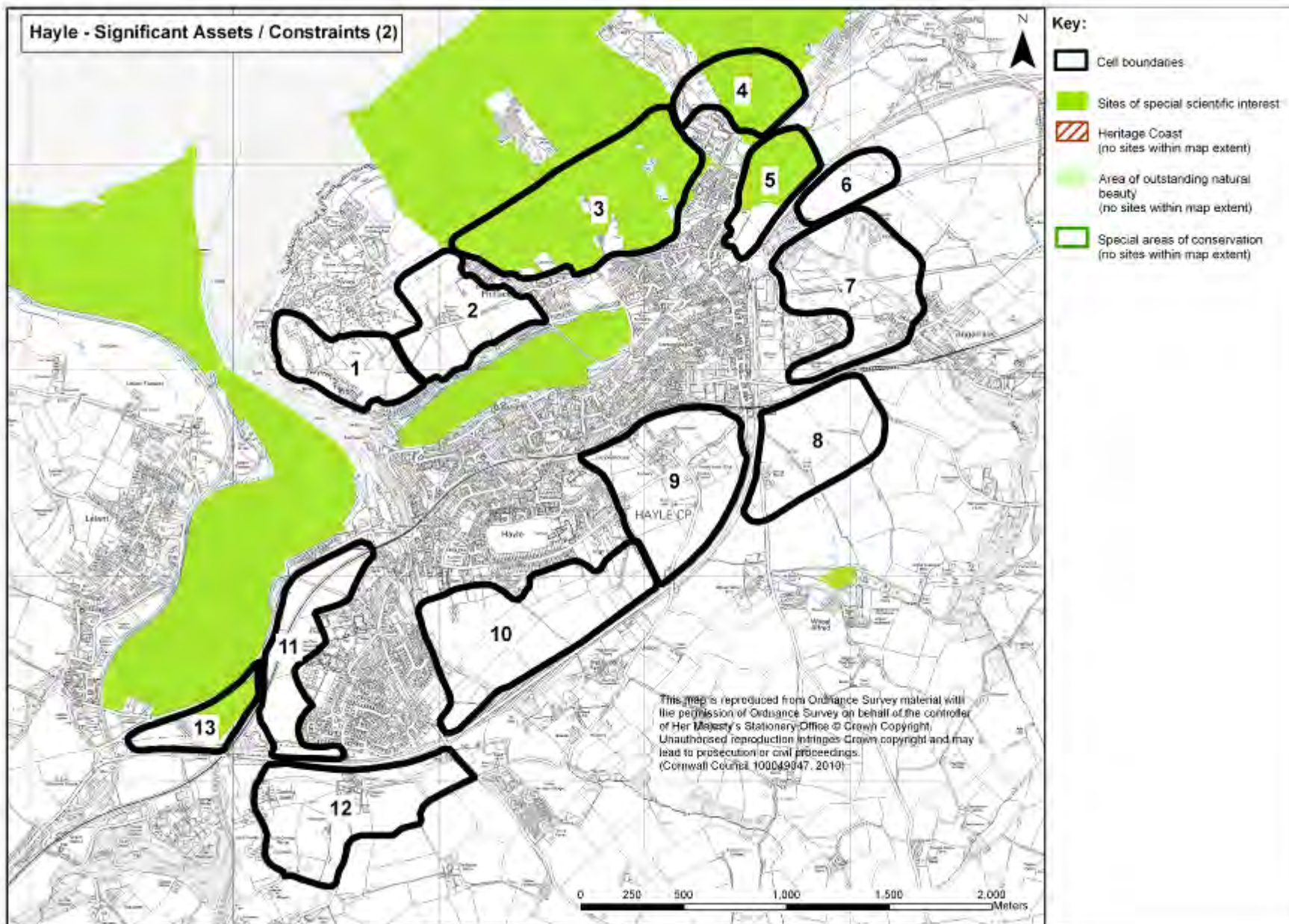


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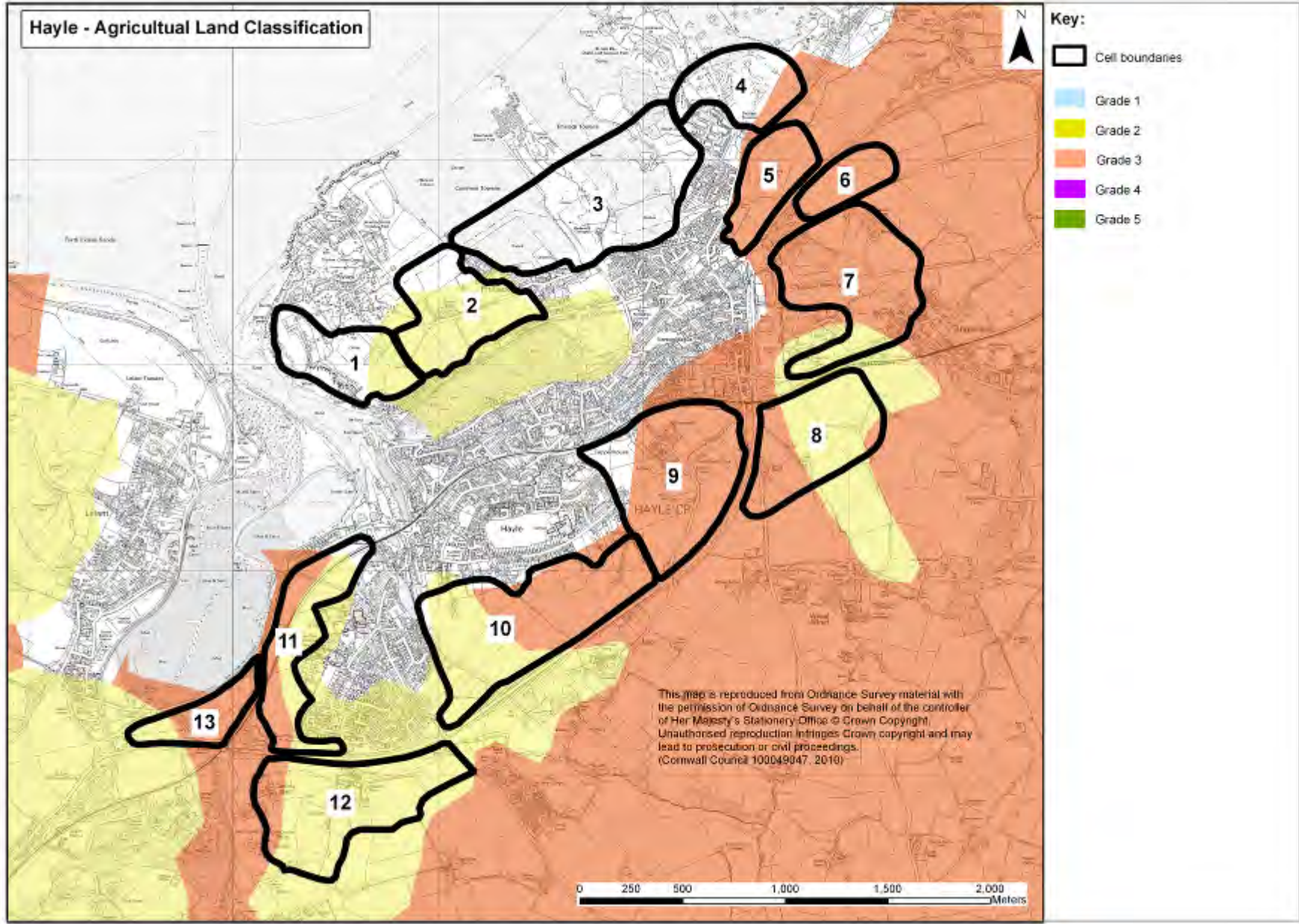
Hayle - Significant Assets / Constraints (1)



Hayle - Significant Assets / Constraints (2)

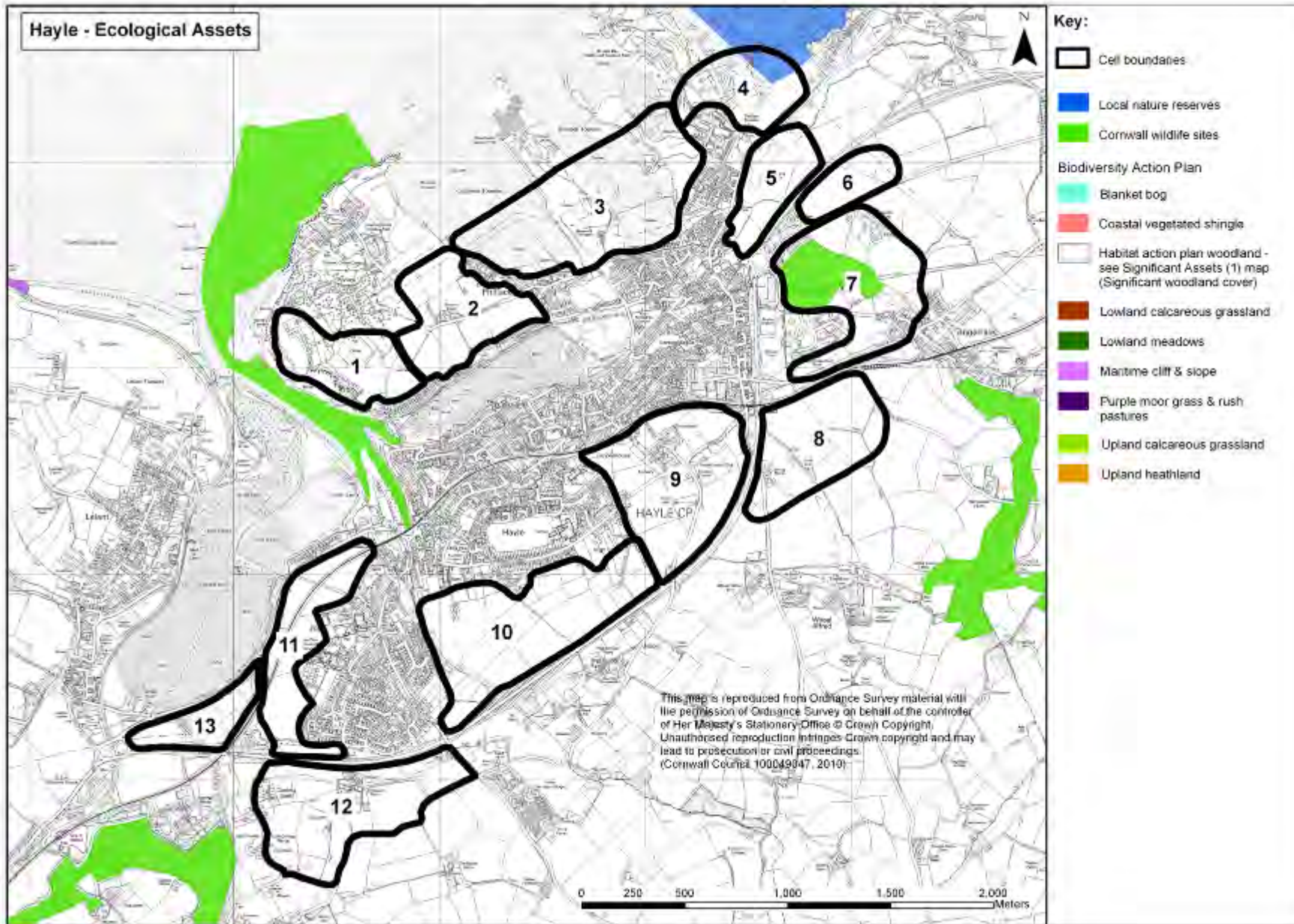


Hayle - Agricultural Land Classification



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Hayle - Ecological Assets

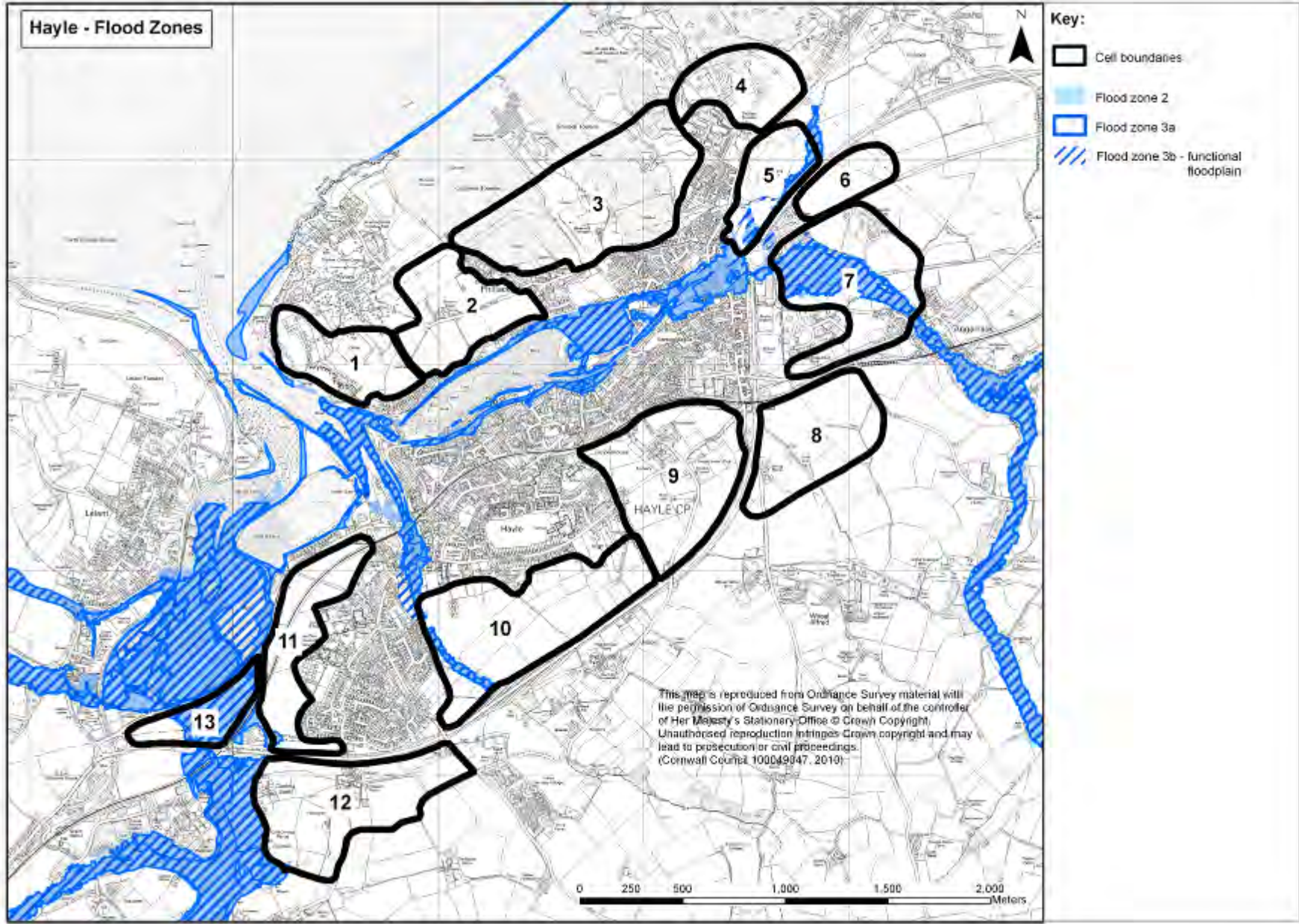


Key:

- 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



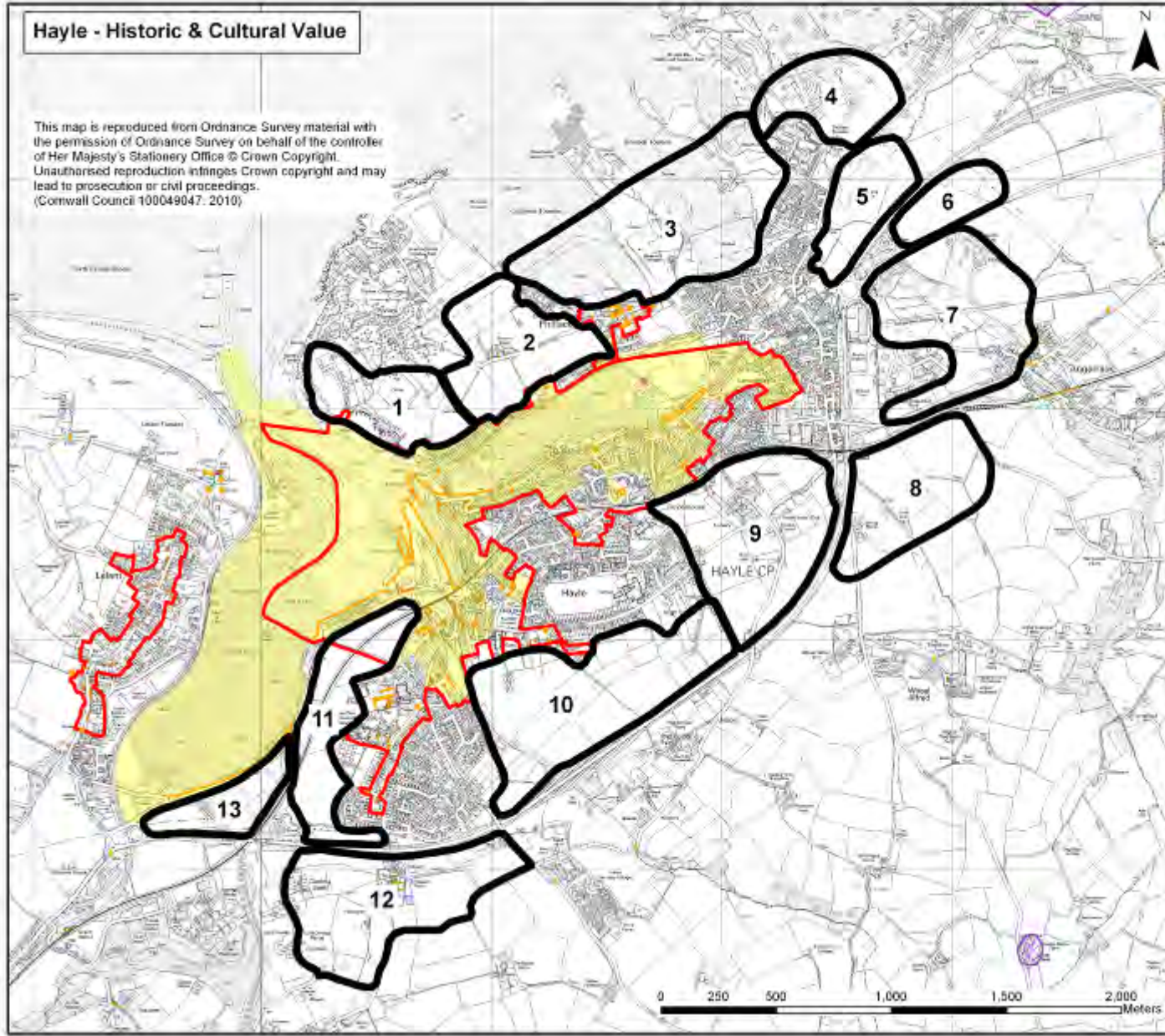
Key:

- Cell boundaries
- Flood zone 2
- Flood zone 3a
- Flood zone 3b - functional floodplain

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Hayle - Historic & Cultural Value

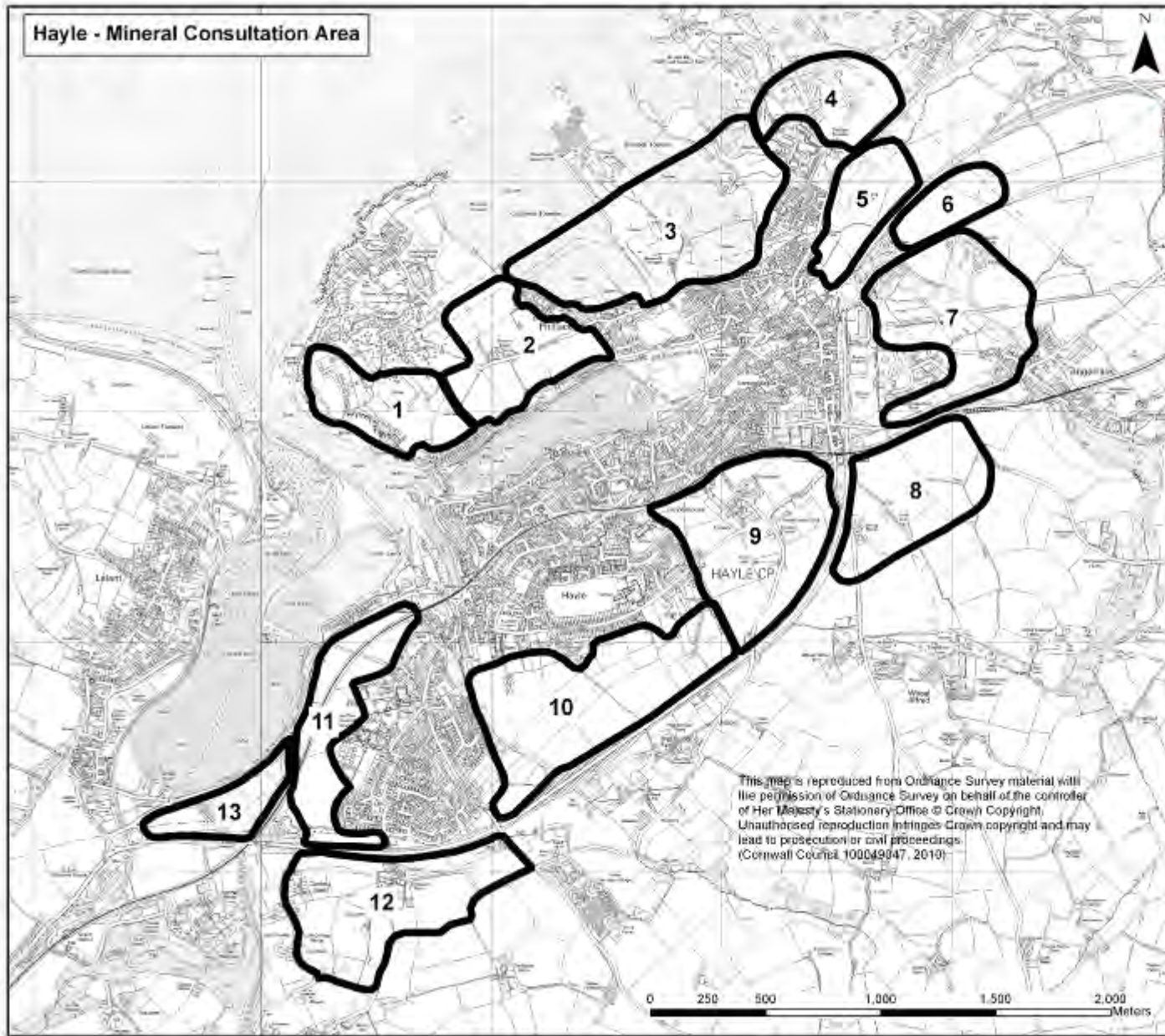
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Key:

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

Hayle - Mineral Consultation Area



Key:

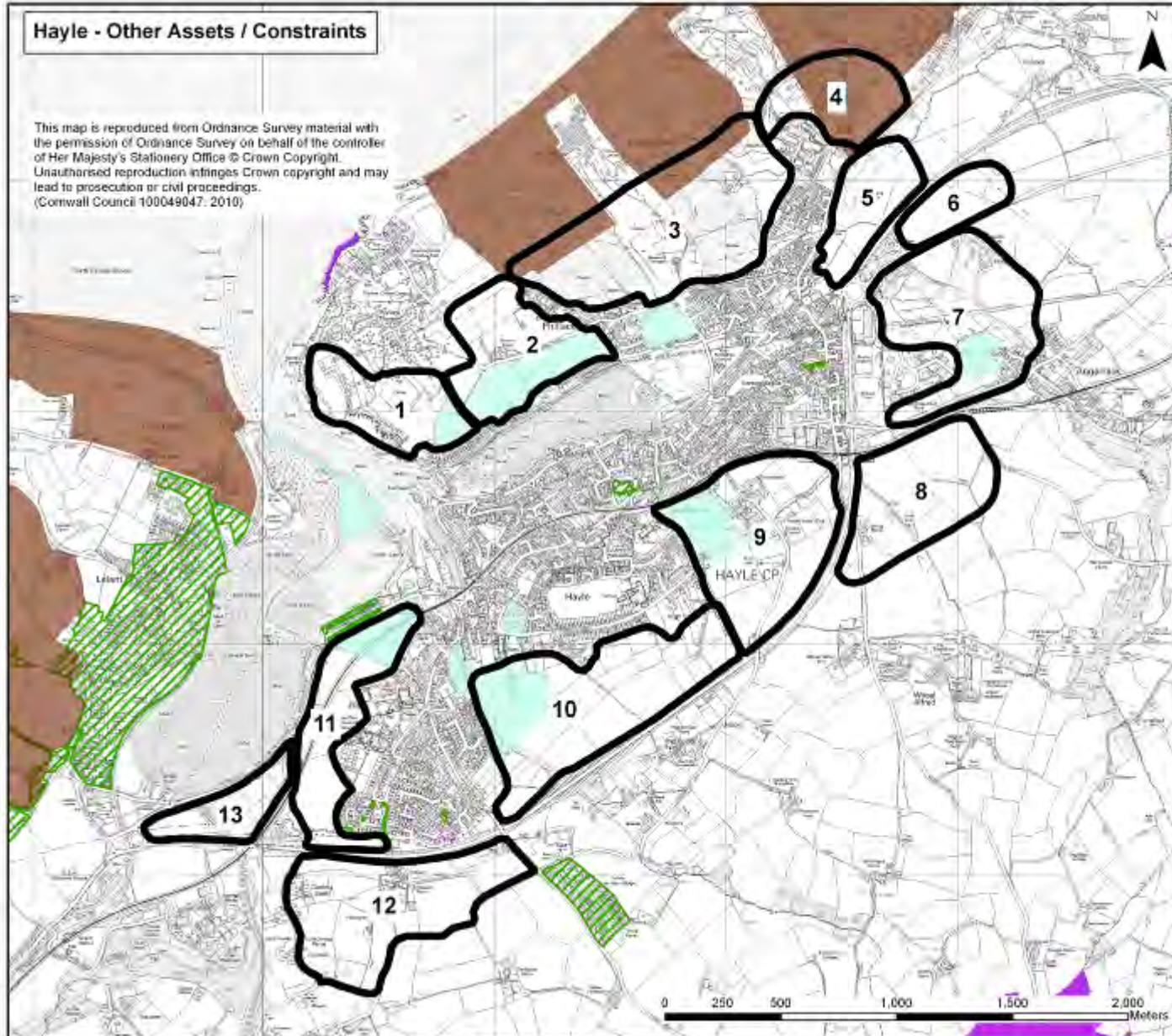
-  Cell boundaries
-  Mineral consultation area (no sites within map extent)

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Hayle - Other Assets / Constraints

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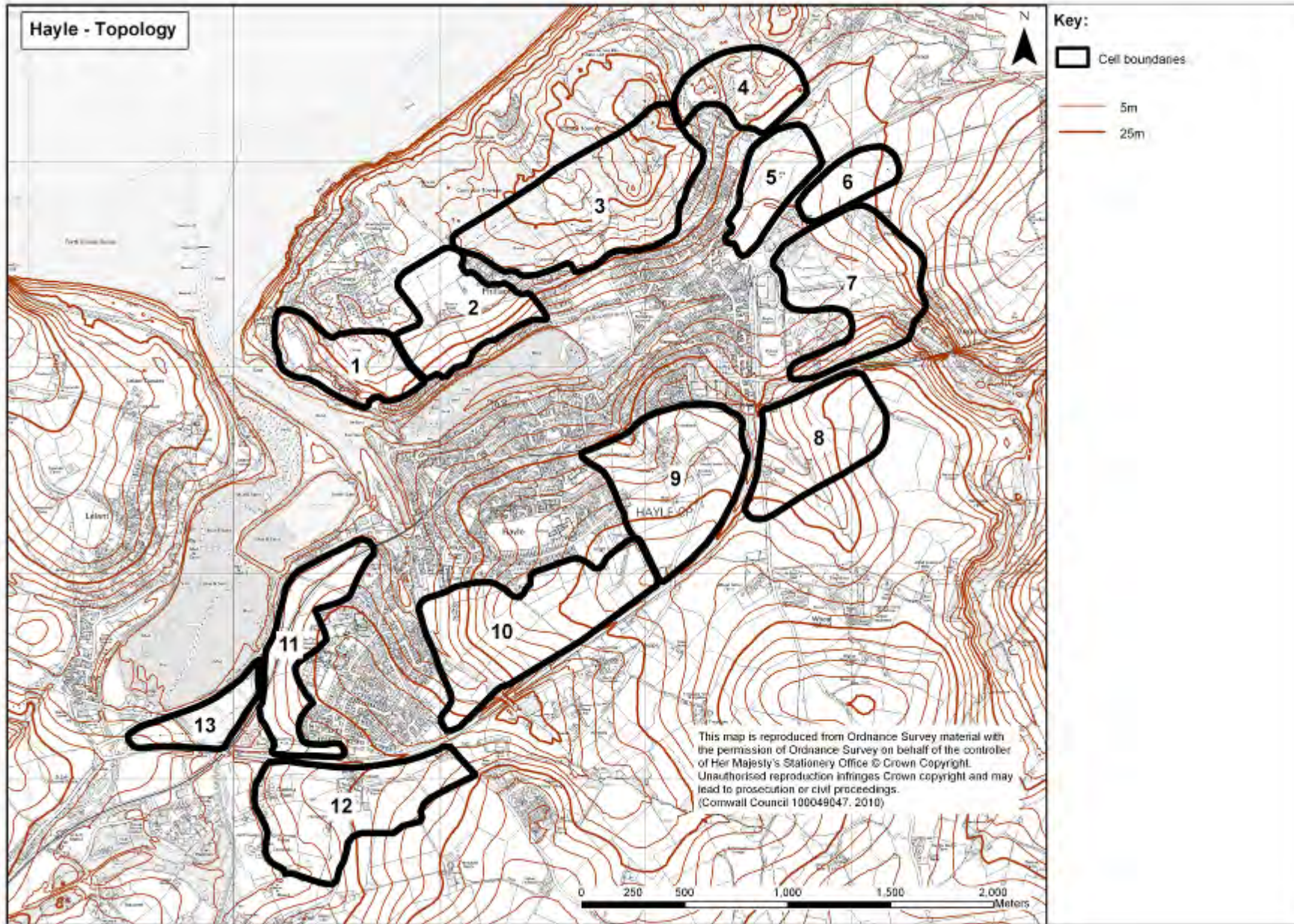


Key:

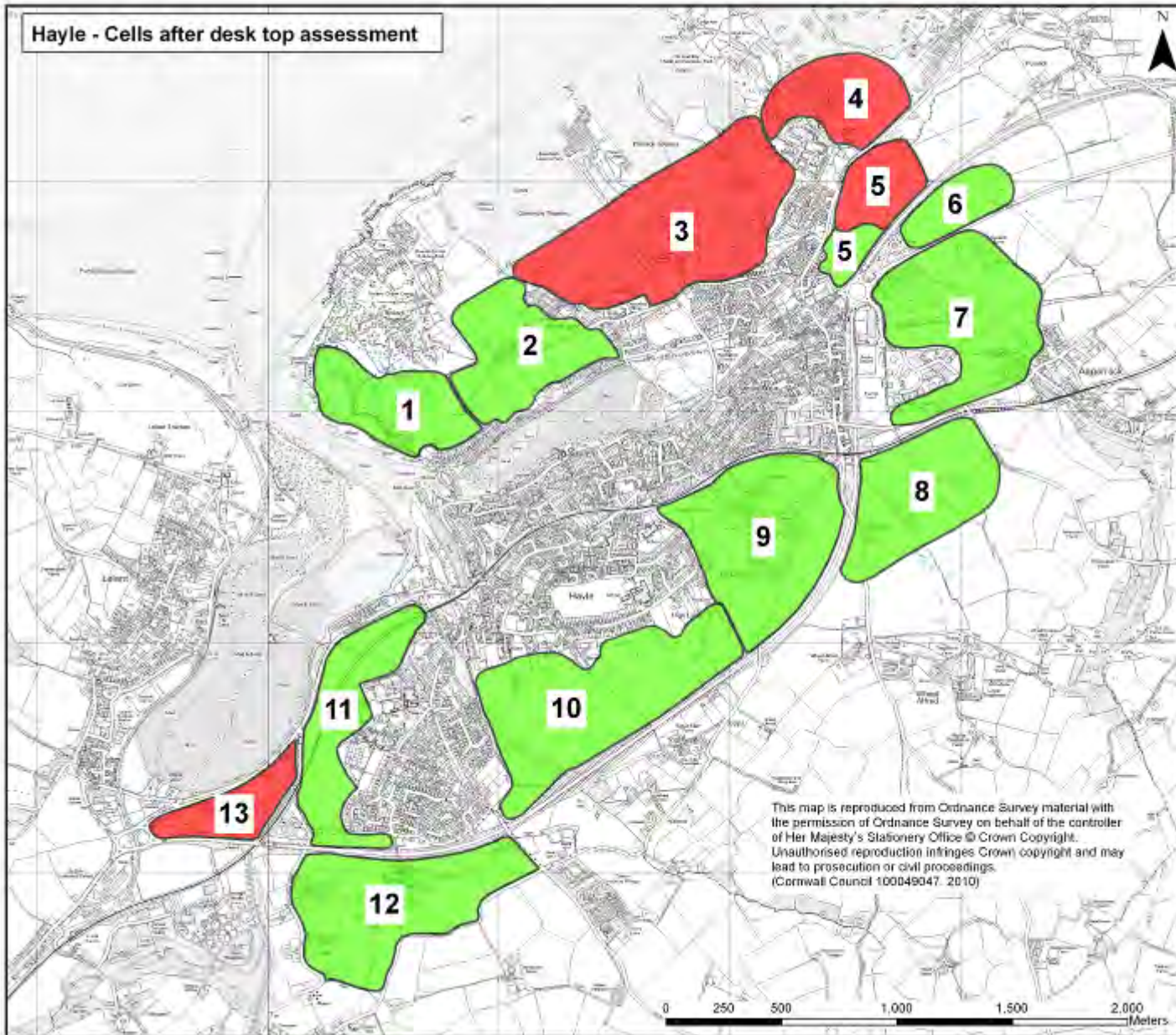
- Cell boundaries
- Area of great landscape value
- Tree preservation order
- Open space (west 1 policy TV2 - OARS)
- Regionally important geological/geomorphological sites



Hayle - Topology



Hayle - Cells after desk top assessment



Key:

- Cell boundaries
- Carried forward
- Area discounted

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