

LOOE PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2018

URBAN EDGE ASSESSMENT



INTRODUCTION

This document provides an analysis of ‘landscape cells’ clustered around Looe’s built up area, or settlement edge, intended to identify which areas may offer the most sustainable potential sites for development to meet the needs of Looe’s population up to 2030. The process considers potential sites against the three sustainability themes of *Social, Environmental and Economic* issues,

It involves a sequential process which involves several steps. These are:

Step 1: Identify the housing requirement for Looe that needs to be delivered by 2030 for the Neighbourhood Development Plan to be compliant with the Cornwall Local Plan;

Step 2: identify all potential development areas in and around Looe. In the form of ‘landscape cells’;

Step 3: Identify which cells are unsuitable for development on any scale due to critical flooding, biodiversity or landscape concerns;

Step 4: Analysing the ‘shortlist’ of cells remaining after step 3, to identify the cells with the capacity to provide opportunities for sustainable development;

Step 5; Identifying a limited number of ‘site opportunities’ within the most appropriate cells;

Step 6: Providing a summary definition of potential sites

When the steps are completed, a shortlist of potential housing sites to meet the perceived housing need can be created to go forward for consideration by the Steering group and Town Council for inclusion in the NDP.

STEP 1: THE HOUSING REQUIREMENT FOR LOOE

1.1 Cornwall Council have advised that the housing requirement for Looe, as at 1st April 2017, was as 19 dwellings (See Figure 1)

1.2 Working from this baseline Local Plan housing target provided, it is then necessary to consider whether this is sufficient or whether the Looe community would benefit from planning for a greater number of homes based on local circumstances. Factors considered include:

- a. Results of the NDP housing needs survey 2015/2016
- [b. Numbers on the current Homechoice register](#)
- c. Feedback from local estate agents
- d. Whether additional houses (and population) would help sustain local services and facilities;
- e. Whether developer investment could have benefits in terms of other infrastructure provision; and/or,
- f. Should we plan for the unplanned (i.e. plan for what happens if applications come in over and above the Local Plan target, which is often likely.

Figure 1: Minimum NDP housing target to be in conformity with Cornwall’s Local Plan.

(a) Local Plan Housing Target (4/2010-4/2030)	(b) CNA Commitments (-10%) (4/ 2018)	(c) CNA Completions (4/2010 –4/ 2018)	(d) Local Plan Target (4/2018-4/2030) (a- (b+c))
1500	685	745	70
(e) Adjusted Pro Rata- rate for Looe area*	(f) Parish Commitments (-10%) (4/2018)	(g) Parish Completions 4/ 2010 –4/ 2018)	(h) Parish’s share of the remaining Local Plan Target ((e÷100)xd)
27%	119	185	19

*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).

1.3 Results from NDP Housing Needs Survey. The Survey revealed that 49 households needing accommodation. Of these 40 required affordable housing (82%). Of the total, most were originating from private rented or family/relative accommodation see (Figure 2). Some 33 (72%) lived in Looe already, of whom 30 had lived there for more than 3 years (See Figure 3). 35 had a family connection in Looe, of which 77% were immediate family ties.

1.4 The reasons for needing to move were mostly to do with needing an affordable home, the desire to live independently, additional space, and to escape poor conditions (See Figure 4). Most (41, 89%) needed to move in the next two years. Locational wise, 20 (48%) favoured East Looe, and 13 (28.3%) West Looe, but as many as 27 (58%) didn't mind which. In terms of size of dwelling, the preference was for 2 bedroom dwellings (17/36.2%) and 3 bedroom dwellings (20/42.6%) (See Figure 5)

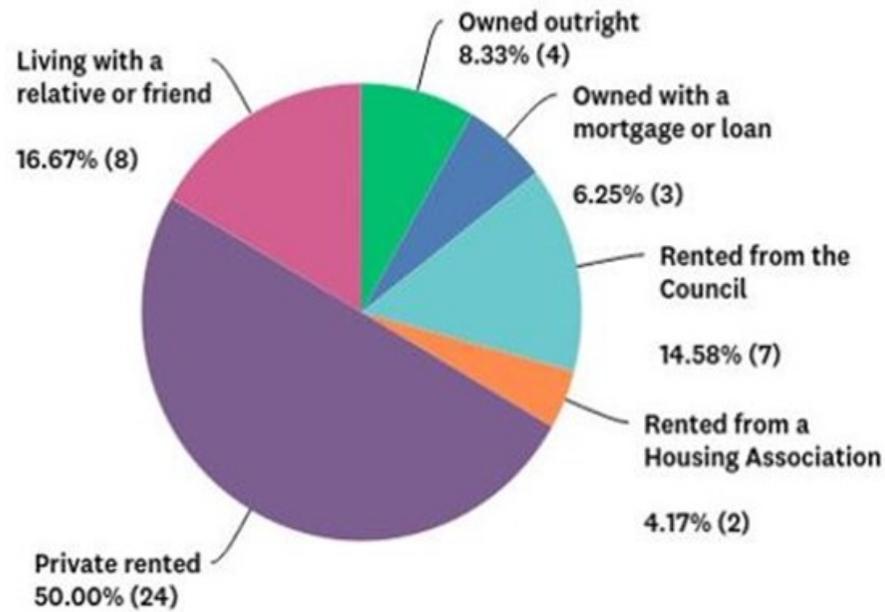


Figure 2: Origin of housing need, Looe Local Housing Needs Assessment

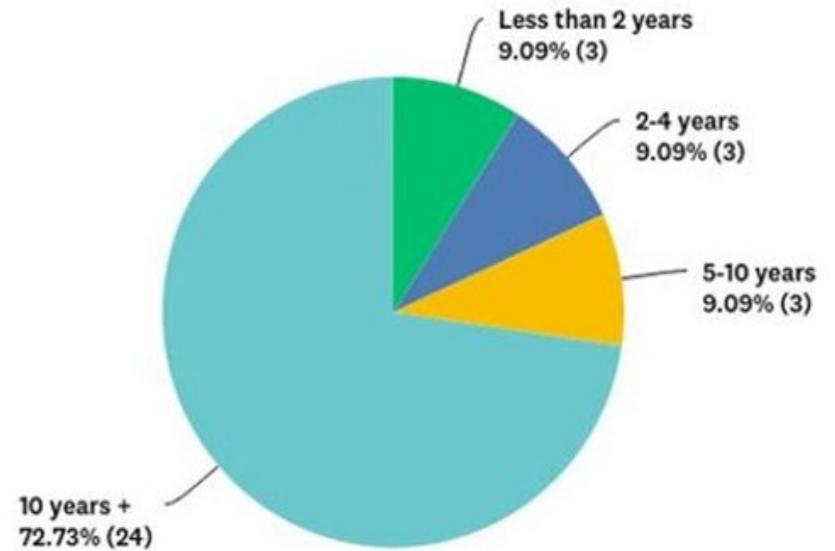


Figure 3: Length of residency in Looe, Local Housing Needs Assessment

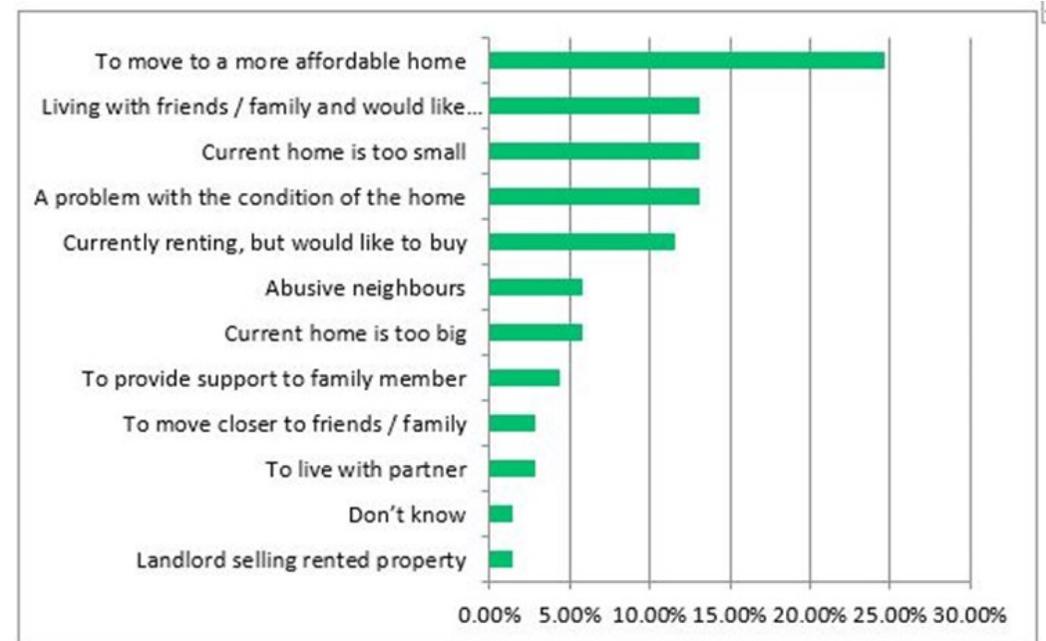


Figure 4: The reasons for needing to move, Looe Local Housing Needs Assessment

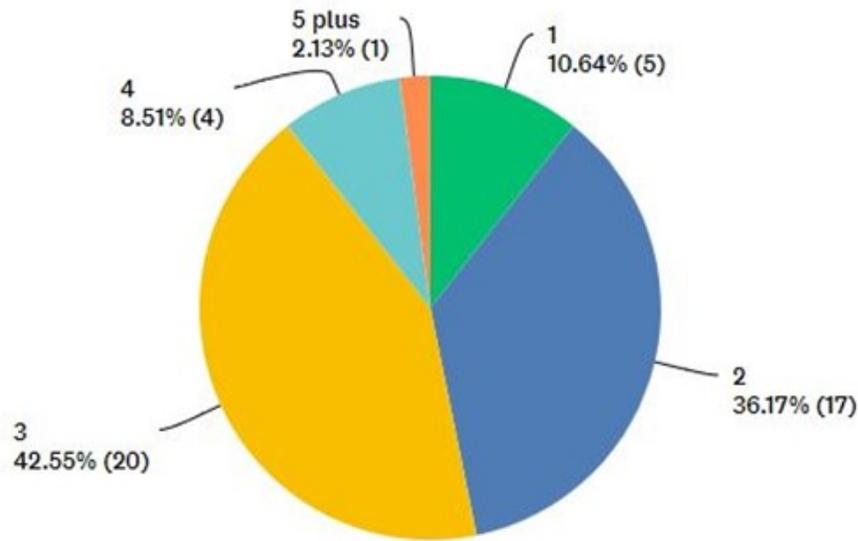


Figure 5: Size of dwelling needed. Looe Local Housing Needs Assessment

1.5 With regard to tenure, the preference was for affordable rented (78.7%) and shared ownership (38.2%). (see Figure 6).

Answer Choices	Responses	
Affordable rent	78.72%	37
Shared ownership	38.30%	18
Intermediate sale	14.89%	7
Private rented	17.02%	8
Open market	14.89%	7
Other (please specify)	2.13%	1

Figure 6: Type(s) of housing needed, Looe Local Housing Needs Assessment.

1.6 About 45.5% said they would like a spare bedroom for work, care, joint custody or visits of friends and relatives. About 15% were seeking specially adapted housing to meet their care needs etc. The price range sought for buying was quite widespread, whilst the rental sought was mainly in the £500 to £600 range (See Figures 7 and 8).

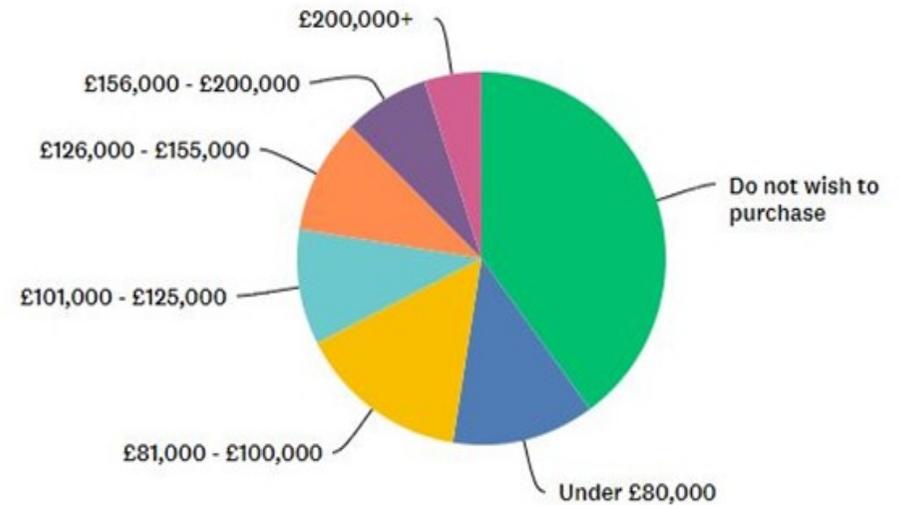


Figure 7: Price Range Needed: Looe Local Housing Needs Assessment

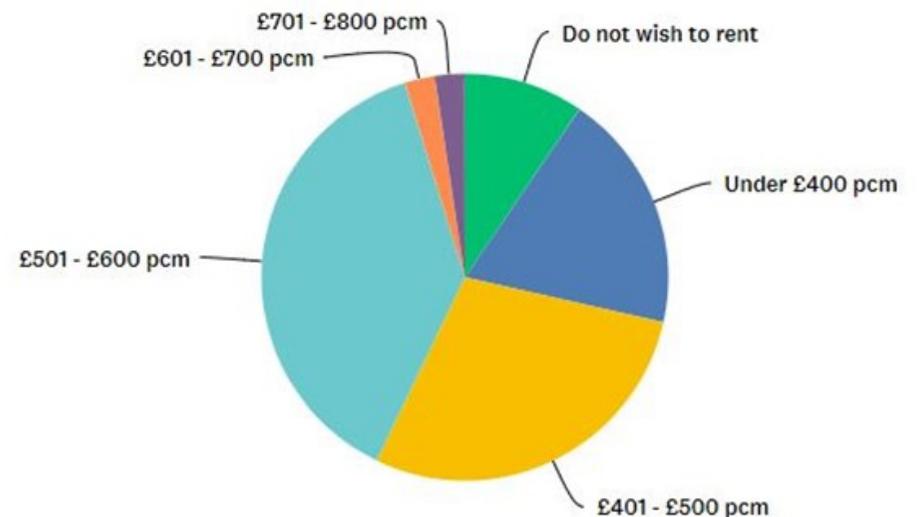


Figure 8: Rent Range Needed: Looe Local Housing Needs Assessment

	Band	Bedrooms				Total
		1	2	3	4	
	Band A	0	0	0	0	0
	Band B	1	0	0	0	1
	Band C	4	5	6	1	16
	Band D	1	1	0	0	2
	Band E	16	2	8	0	26
	Total	22	8	14	1	45

Figure 9: Housing size Requirement by Category of Need; Homechoice Register June 2018

1.7 Numbers on the current HomeChoice register. The most recent HomeChoice Register data indicates a need for 45 dwellings for Looe (See Figure 9).

1.8 To deliver 45 affordable houses under the terms of CLP Policy 8 would require a substantial land allocation of up to 8.5ha, as to generate 45 properties at a 'levy' rate of 25% would involve up to 180 dwellings. Alternatively 'exceptional sites' of up to 100% affordable housing could be supported, although even for this a substantial land take would be involved*.

1.9 Feedback from local estate agents/market info. Market information from Rightmove over the last 7 years show that most activity in the PL13 postcode has been with detached properties, approximately twice the level of flats, terraced and semi-detached. The number of properties sold in that postcode rose from 156 in 2011/12 to 261 by 2015/16, dropping away to 191 in 2016/17, but now recovering to 235 in 2017/18, reflecting the phases of the Barretts development at St Martins coming on stream. The forward trend is likely to be a drop

back to the background level of 150 -160 as experienced before the Barretts site was released. Rightmove data reports an average price rise in PL13 from £219,638 in March 2011 to £260,538 in March 2018, an increase of 18.6%. For Terraced houses the increase was from £125,000 to £176,500, or 41.2%, whereas for semi-detached and flats the price fell. This implies a shortage of smaller dwellings available on the market. It remains likely therefore that those unable to purchase property previously still remain outside of home ownership unless their circumstances have improved.

1.10 Help to Buy SW figures for March 2017 suggested a requirement for 8 dwellings, comprising 5 one bedroom, 2 two bedroom and 1 three-bedroom properties.

*For Cornwall's Site Allocations DPD estimated capacity for housing was based on 60% of the site area being developed at a rate of 35 dwellings per hectare (where 40% of land was assumed for infrastructure, including open space).

1.11 Feedback from local letting agents indicated a continuing fairly high level of demand, one reporting an enquiry listing that averaged 26.3 per month, of which 61.4% were for 1 and 2-bedroom units. Agents commented that 'rentals are so scarce, there is a huge demand in Looe for 3-4 bedroom family homes on the rental market' and there is 'very little rental empty housing stock at present.'

1.12 Figures 10 and 11 show that in 2011 Looe had a lower proportion of 3 and 4 or more bedroom dwellings than the average for Cornwall, but a greater proportion of 2 bedroom dwellings. Looe also had a higher proportion of smaller (1 and 2 person) households, but a lower proportion of larger households.

1.13 Council Tax banding assesses properties according to their rental value and can be used as surrogate measure of the size, quality and attractiveness of dwellings. It can be seen from Figure 12 that the proportion of smaller, lower band dwellings (A & B) in Looe Parish has reduced, whilst the mid-range (C, D & E) has increased. The implication is that the key area of demand, for smaller dwellings, is not adequately provided for.

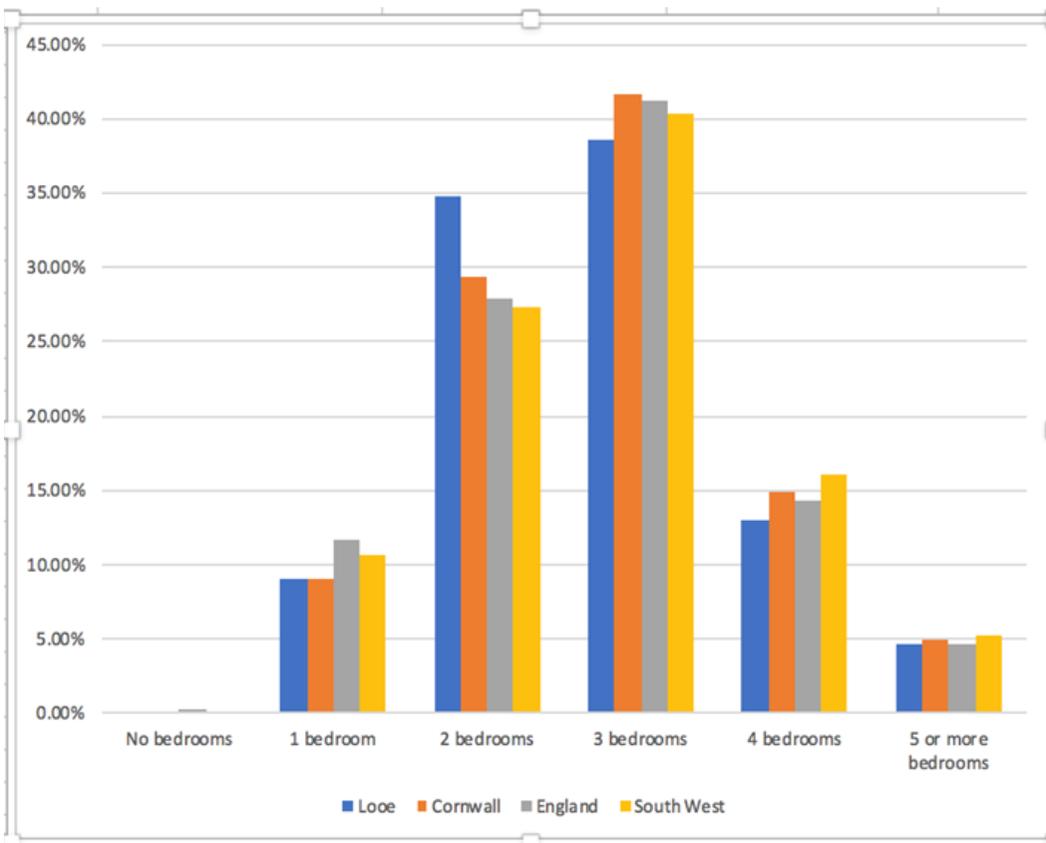


Figure 10: Number of Bedrooms, Table QS411EW of 2011 Census

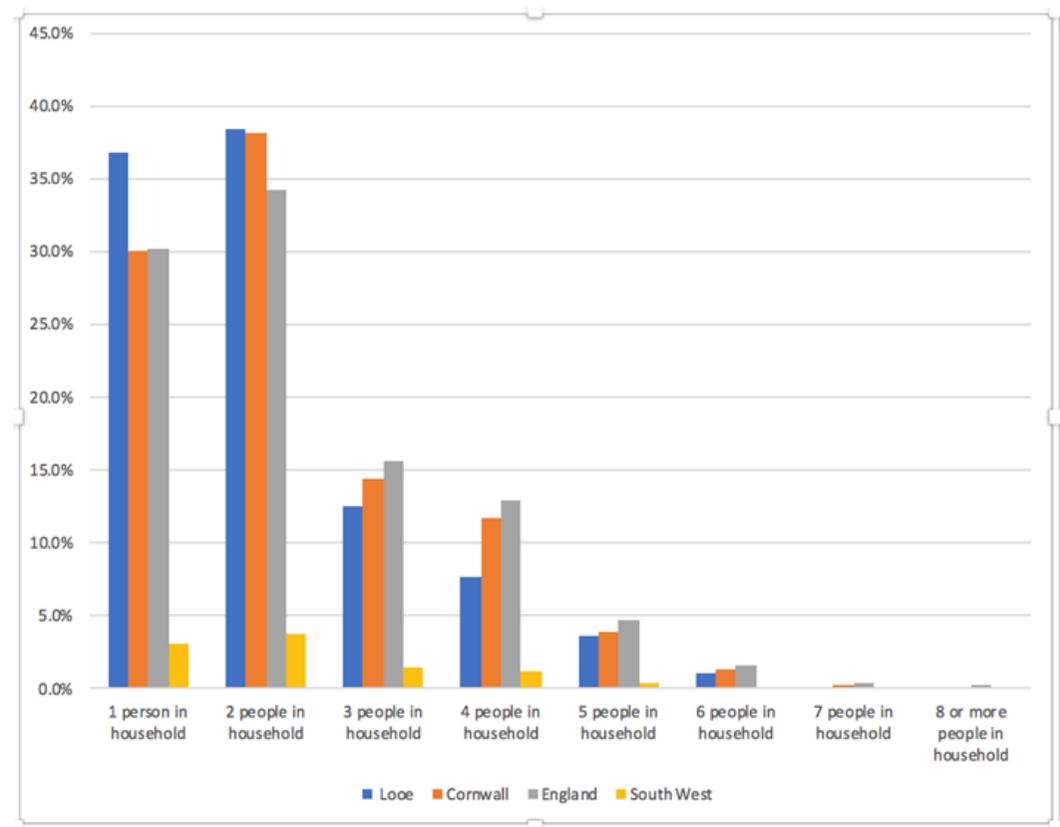


Figure 11: Household Size, Table QS406EW of 2011 Census.

Tax	2010		2014		2017	
	Count	Percentage	Count	Percentage	Count	Percentage
A	736	25.3%	742	24.8%	744	24.7%
B	832	28.6%	828	27.7%	821	27.3%
C	494	17.0%	528	17.7%	537	17.8%
D	417	14.3%	440	14.7%	445	14.8%
E	278	9.5%	288	9.6%	303	10.1%
F	104	3.6%	105	3.5%	103	3.4%
G	49	1.7%	52	1.7%	56	1.9%
H	2	0.1%	3	0.1%	3	0.1%
TOTAL	2,913		2,987		3,013	

Figure 12: Council Tax band change Looe Parish 2010 - 2017

1.14 Would additional houses (and population) help sustain local services and facilities? There is no doubt that even a few additional homes, which are occupied by new residents (rather than existing) will help support existing local services by generating more custom/demand within their ‘walk-in’ catchment. However, in order to support the introduction of additional local services, a substantial ‘critical mass’ of new development is required to provide the custom/demand necessary to support new facilities. Typically, in SE Cornwall developments of 300 or more houses have been needed to justify inclusion of a shop or community space, all where an existing larger catchment is available. In the case of Looe the presence of Liskeard in close proximity will abstract most new custom, particularly for weekly shopping and higher-level services (eg medical), many of which operate at a very wide catchment.

1.15 However, there is always the possibility that a developer may be willing to assist directly with a particular local social or leisure facility where it is possible that the new population occupying a development could lead to extra demands. Examples include where land has been made available for a multi-purpose Band Hall, contributions made to a sports facility. Similarly, a development could directly tackle a small local infrastructure issue, which may be necessary to allow the development, or may be purely a 'planning gain'.

1.16 Conversely, new development may bring negative impacts such as character change, pressure on infrastructure, traffic generation etc, all aspects which if after mitigation are considered significant enough to warrant refusal of planning permission, should take precedence over any perceived planning benefits.

1.17 Would developer investment have benefits in terms of other infrastructure provision? See 2.14 above.

1.18 Should we 'Plan for the unplanned'? (i.e. plan for what happens if applications come in over and above the Local Plan target, which is often likely). This is one of the benefits of the process involved in producing this document, in that it produces an assessment of all land cells around Looe, against which unexpected planning applications can be better judged. However, it would be illogical to go further and identify unjustified development sites in anticipation of the 'unplanned'.

1.19 Other Requirements: Extra Care. The Community Based Support and Housing Commissioning Framework 2017-2025 sets out the intention to radically reshape the way services are delivered, ensuring community based preventative services are supporting people to stay in their own homes for as long as possible. Extra care offers self-contained accommodation, incorporating design features to facilitate independence and safety. There are predicted to be 89 extra care units required in Looe by 2025. This is broken down by 75 units required for sale and 14 units required for rent.

1.20 Summary and Conclusions: Taking into account the foregoing, it is pro-

posed that housing aims of the NDP should be:

- ✓ To support the delivery of affordable social housing for rent, for sale and self-build for local people so Looe is a place where the housing needs of all ages are met.
- ✓ To support the delivery of high-quality affordable homes to meet the needs of local people.
- ✓ To ensure that housing is located in the most sustainable locations with good access to local facilities and services.
- ✓ To ensure that new housing development is small scale and appropriate to its setting and the local neighbourhood, complements and enhances existing housing and minimises its effects on surrounding countryside.
- ✓ To encourage and support improvements in the quality and fuel efficiency of existing stock

1.21 The strategy to deliver these aims is as follows:

- a) facilitate the delivery of approximately 50 dwellings through 2 to 3 specific small-scale site allocations, which will allow for a limited amount of market demand but will also be subject to CLP Policy 8 so include around 30% affordable to rent/buy.
- b) facilitate provision of a 50 unit Extra Care facility Village to meet the need for special housing for the elderly, so they do not have to move away from the Parish in old age.
- c) recognise that infill may continue and sets criteria for planning applications that respond to issues raised in community engagement (congestion, parking etc)
- d) Other than through the specific allocations proposed above, rely on 'exceptional permissions' through CLP Policy 9 to deliver most affordable housing, subject to criteria regarding scale and mix.

STEP 2 – IDENTIFICATION OF CELLS

2.1 Landscape cells re taken from the Looe Local Landscape Character Assessment 2017.

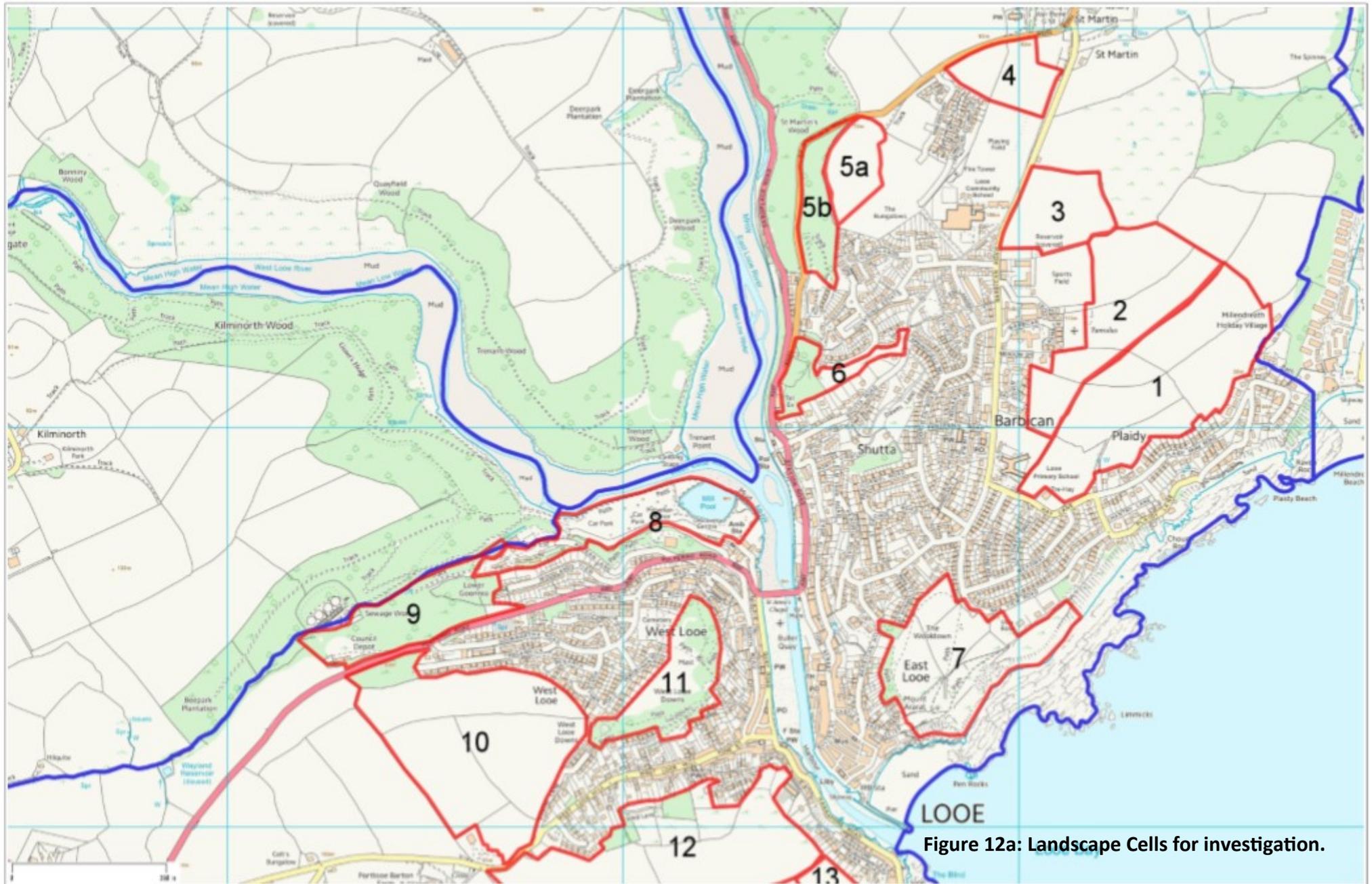


Figure 12a: Landscape Cells for investigation.

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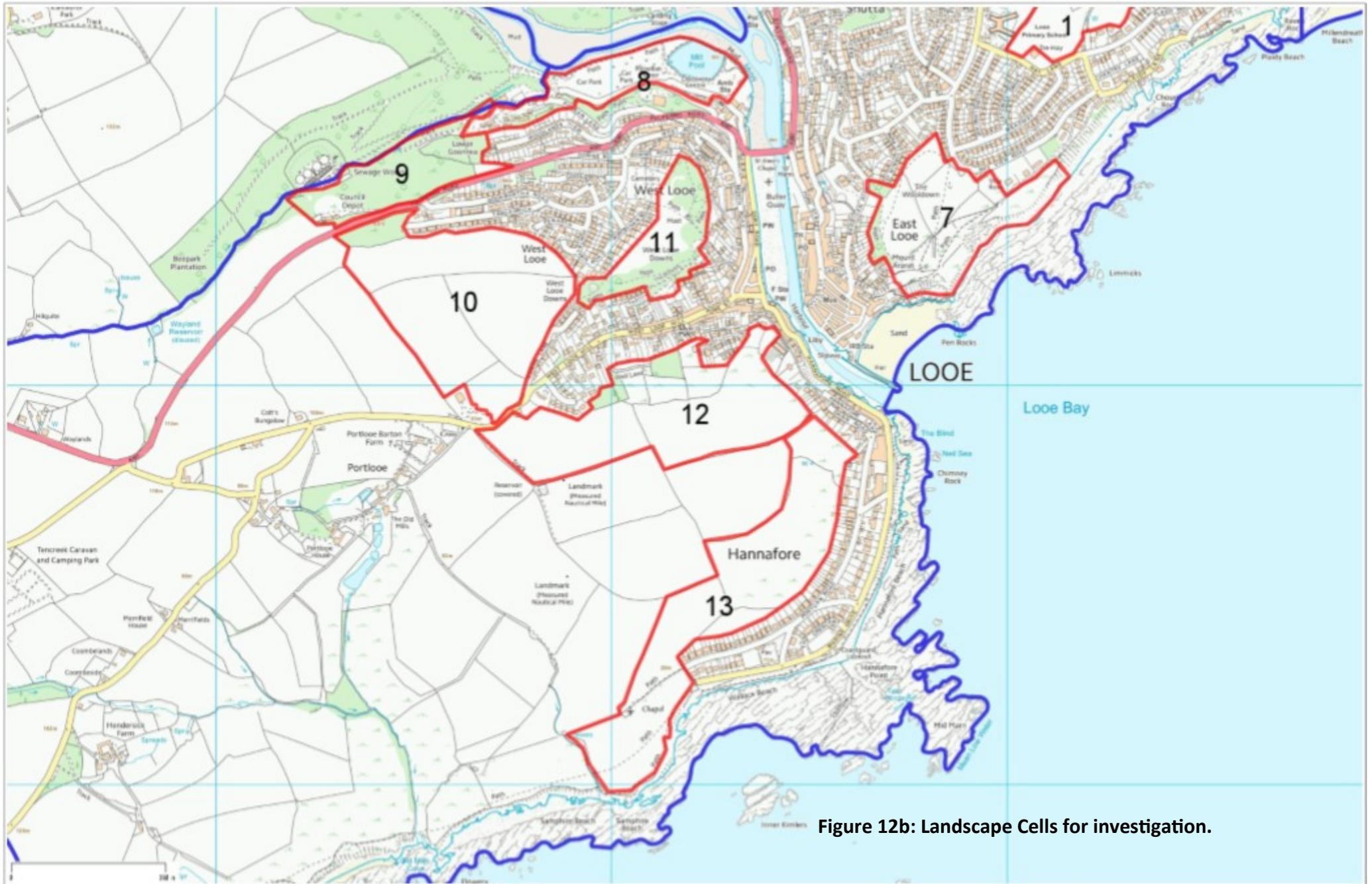
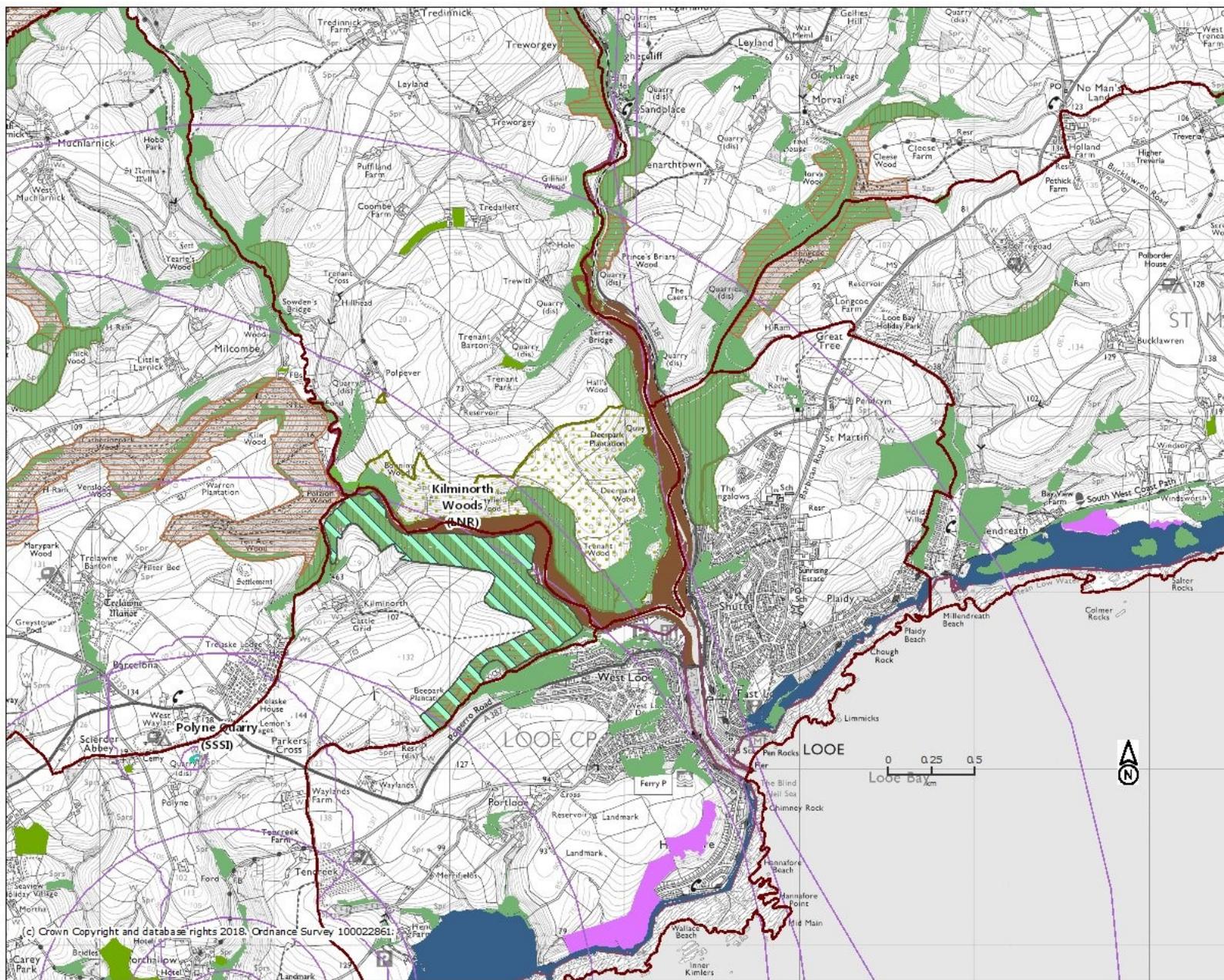


Figure 12b: Landscape Cells for investigation.



Legend

- Parishes (GB)
- Local Nature Reserves (England)
- Sites of Special Scientific Interest (England)
- SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)
- Priority Habitat Inventory - Coastal Saltmarsh (England)
- Priority Habitat Inventory - Coastal Sand Dunes (England)
- Priority Habitat Inventory - Coastal Vegetated Shingle (England)
- Priority Habitat Inventory - Maritime Cliffs and Slopes (England)
- Priority Habitat Inventory - Mudflats (England)
- Priority Habitat Inventory - Saline Lagoons (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Ancient Woodland (England)**
 - Ancient and Semi-Natural Woodland
 - Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP
- Priority Habitat (England)
- Woodland Trust Sites (GB)

Projection = OSGB36
 xmin = 219400
 ymin = 51970
 xmax = 230600
 ymax = 57150

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Figure 13: MAGIC Map of Designations in Looe Area

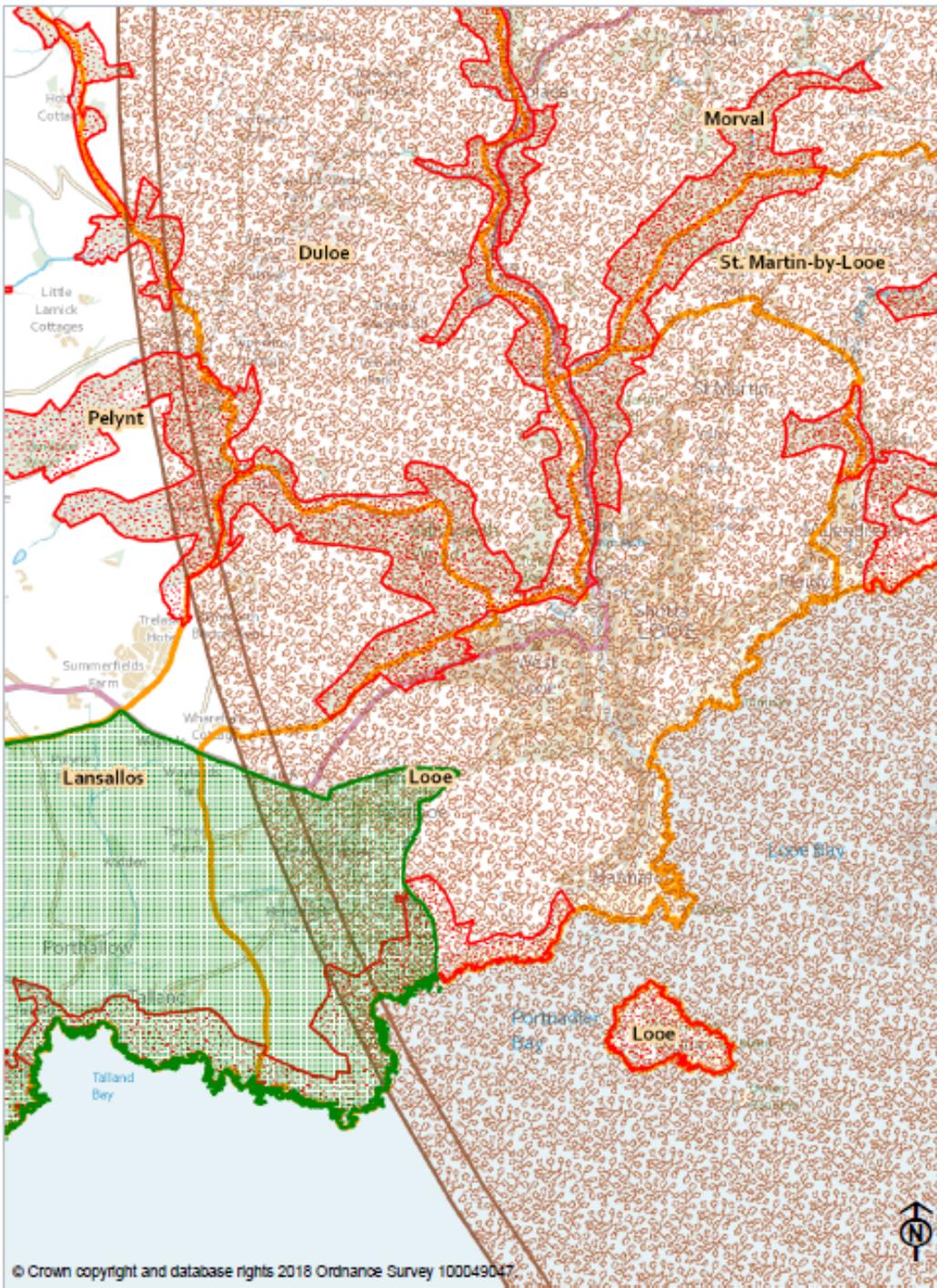
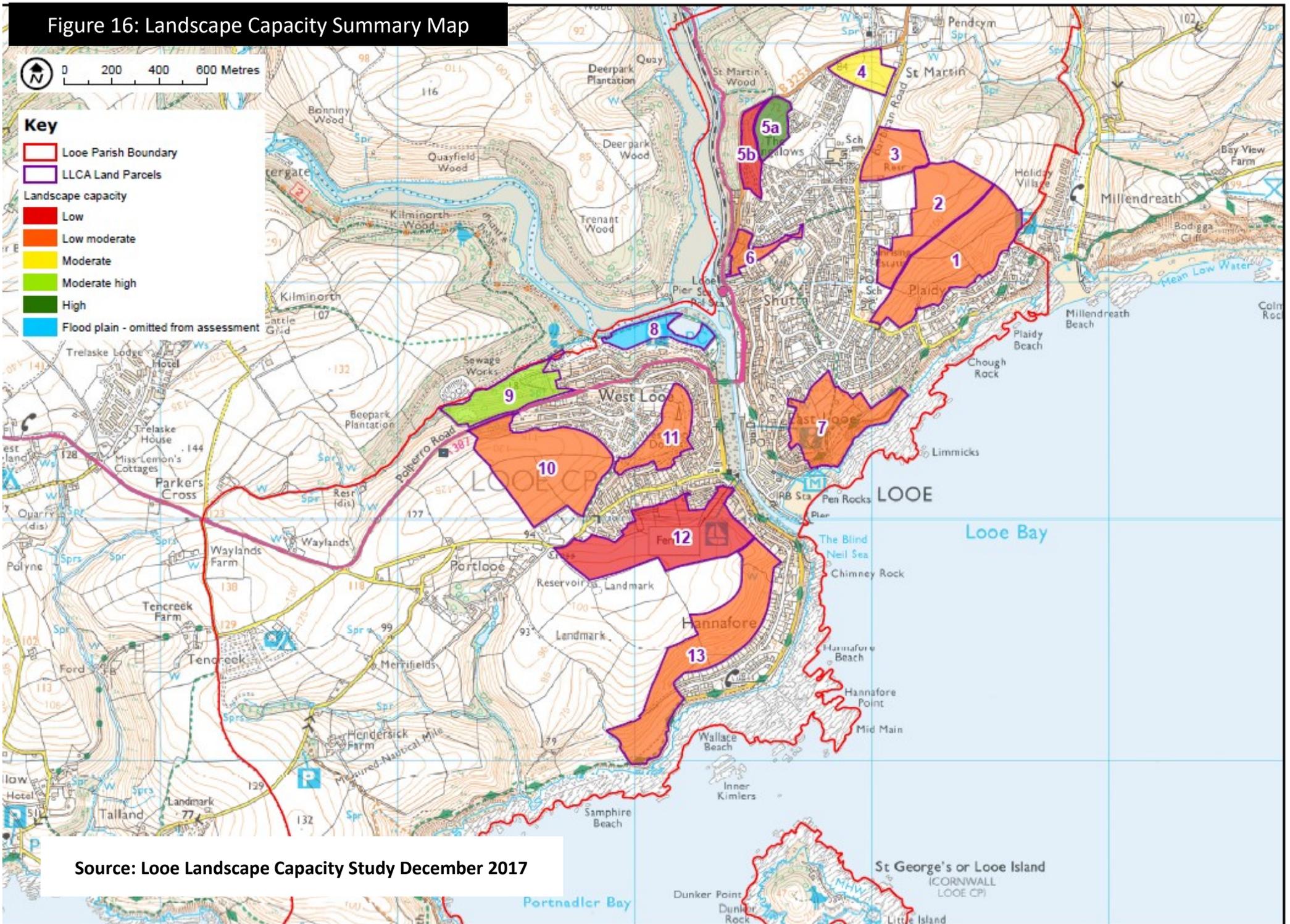


Figure 14: AONB, Cornwall Wildlife Sites and SAC/SPA Zones of Influence



Figure 15: SHLAA Sites in Looe

Figure 16: Landscape Capacity Summary Map



Source: Looe Landscape Capacity Study December 2017

STEP 3 – INITIAL CELL ASSESSMENT

3.1 The next step is to ‘sieve’ the candidate cells to identify and exclude any cells which are unsuitable for development on any scale due to critical flooding, biodiversity or landscape concerns. The assessment is based on the use of the colour-coded criteria set out in the table below.

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this is for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	(All development will increase the overall demand for water.)
2: Biodiversity	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast),	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within ZoI	(At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.) ZoI = Natura 2000 Zones of Influence
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent to or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

3.2 Each cell has been tested using the criteria, and the summary results presented below. The full analysis is given as appendix A.

Assessment Criteria Ref	Criteria Ratings									Notes	
	Looe Cell 1.	Looe Cell 2. .	Looe Cell 3.	Looe Cell 4.	Looe Cell 5a	Looe Cell 5b	Looe Cell 6.	Looe Cell 7.	Looe Cell 8.		
1: Water	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	(All development will increase the overall demand for water.)
2: Biodiversity	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	(At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)
	Green	Green	Green	Green	Green	Red	Yellow	Green	Yellow		
	Yellow	Yellow	Green	Green	Yellow	Red	Red	Red	Yellow		
	Green	Green	Green	Green	Yellow	Red	Green	Green	Yellow		
3: Landscape	Green	Green	Green	Green	Green	Green	Green	Green	Green		
	Green	Green	Green	Green	Green	Green	Green	Green	Green		

Assessment Criteria Ref	Criteria Ratings									Notes
	Looe Cell 9	Looe Cell 10.	Looe Cell 11.	Looe Cell 12.	Looe Cell 13.					
1: Water	Green	Green	Green	Green	Green					(All development will increase the overall demand for water.)
2: Biodiversity	Light Green	Light Green	Light Green	Light Green	Light Green					(At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)
	Red	Green	Green	Red	Red					
	Red	Yellow	Red	Red	Red					
	Yellow	Green	Green	Green	Green					
3: Landscape	Green	Yellow	Green	Yellow	Yellow					
	Green	Green	Green	Green	Green					

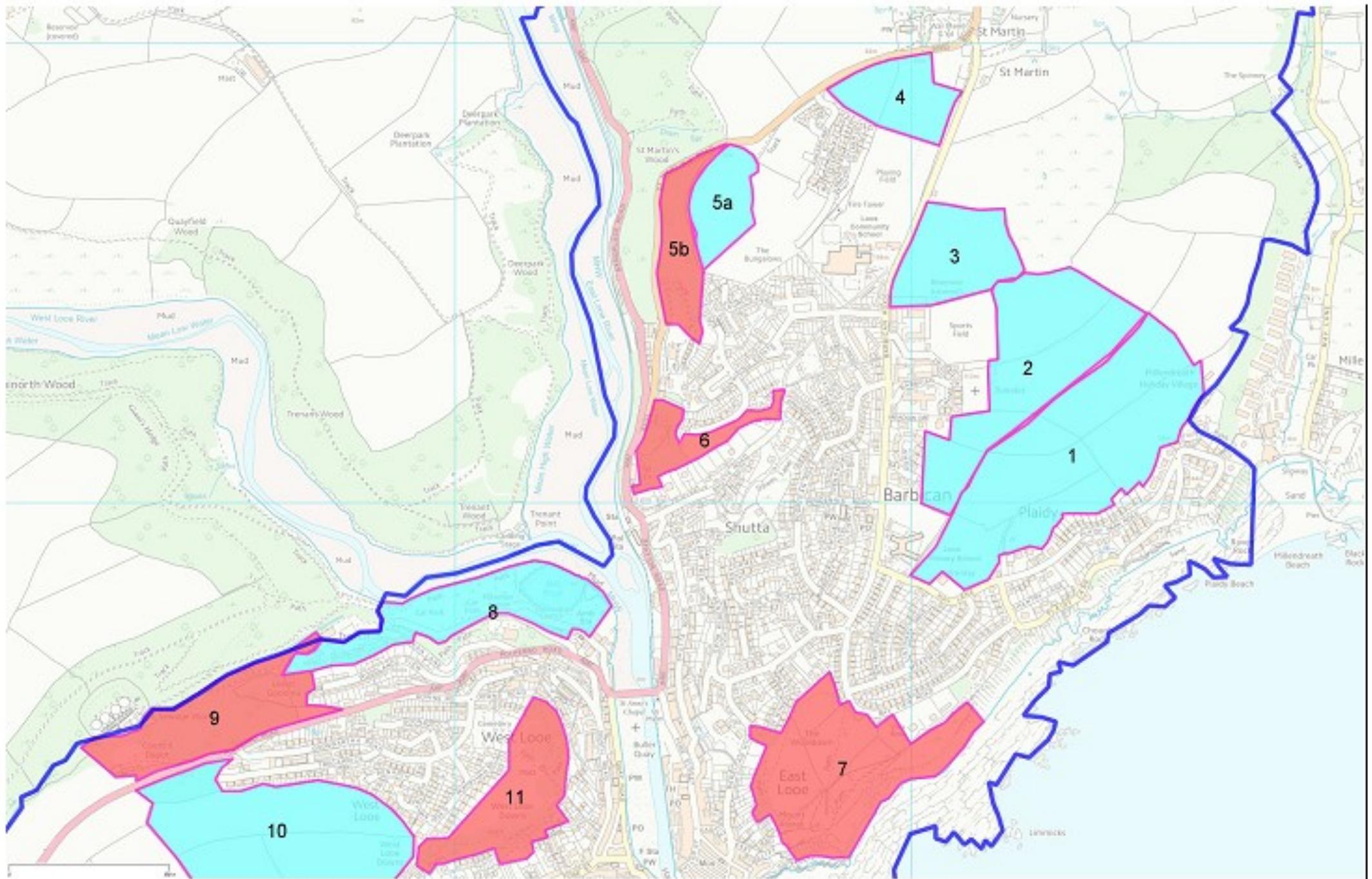
3.3 Landscape Capacity Study. The cells were also studied from the 'landscape capacity' perspective in a detailed LLCA carried out in December 2017 (See figure 15.) The results showed Cell 12 and 5b to have low capacity, cells 1, 2, 3, 6, 7, 10, 11, 13 to have low moderate capacity, cell 4 to have moderate capacity, cell 9 to have moderate high capacity, and cell 5a to have high capacity. Cell 8 was omitted from the assessment as it is in the flood plain. Cell 9 was later omitted as it is a CWS site.

3.4 Completion of Stage 3 – Summary comments. Several sites generate red scores through the presence on site or nearby of biodiversity assets and interests, in particular CWS sites, BAP Habitat and Ancient Woodland. Some also receive orange scores for biodiversity reasons, and also landscape impact.

3.5 Cells Discounted.

As a result of the initial sieve, cells 5b, 6, 7, 9, 11, 12 and 13 are removed from the cell investigation.

Cells Carried forward to 'Shortlist': 1, 2, 3, 4, 5a, 8, 10,



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Figure 16a: Shortlisted Sites (in blue shading)

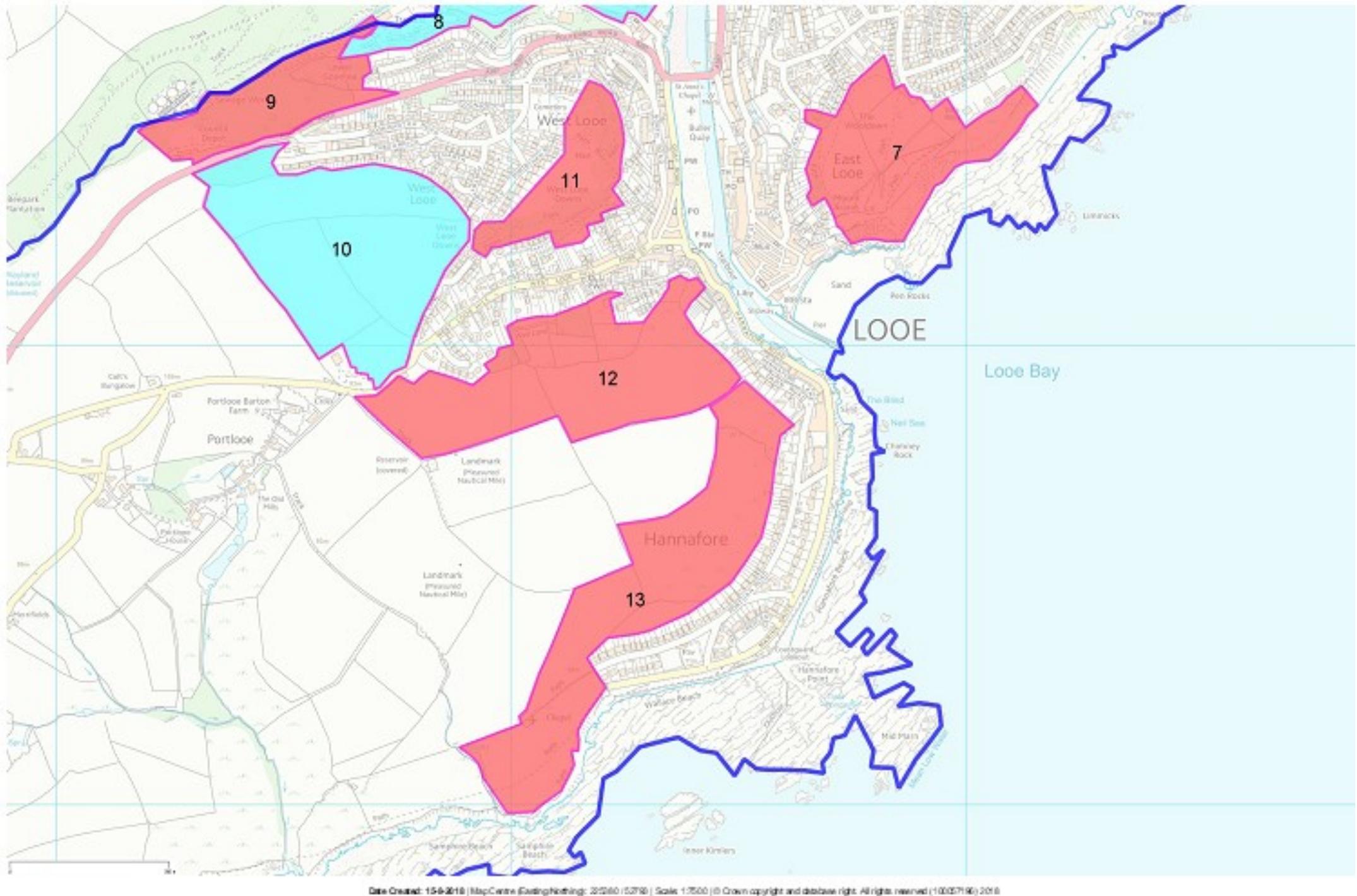


Figure 16b: Shortlisted Sites (in blue shading)

STEP 4: ANALYSING THE ‘SHORTLIST’ TO IDENTIFY THE CELLS WITH THE CAPACITY TO PROVIDE OPPORTUNITIES FOR SUSTAINABLE DEVELOPMENT;

Step 4a: Heritage Assessment

4.1 Using the ‘traffic lights’ system below, the sites are assessed for their possible heritage impact.

HERITAGE IMPACT ASSESSMENT KEY:		
Neutral / negligible		Either no known heritage asset on, adjacent to or near site, or agreed assessments have been undertaken and have led to appropriate scoping of mitigation measures and master planning requirements.
Minor impacts <i>NPPF: Less than substantial harm to the heritage asset</i>		Heritage assets are known to be on and/or adjacent to the site, with potential for either minor negative impact on the significance of undesignated assets, or of less than substantial harm to the significance of designated assets <i>Potential mitigation required: assessment, master plan layout, densities & design responding to HE issues; specific measures to preserve/enhance sites or assets.</i>
Moderate impacts <i>NPPF: potential for harm (in some cases substantial harm) to, or loss of the heritage asset; but capable of avoidance and/or mitigation; overall outcome would be less than substantial harm</i>		Potential for harm (in some cases substantial) to heritage assets known to be on and/or adjacent to the site, but capable of moderating through mitigation (including avoidance, reduction and offset). <i>Potential mitigation required: detailed assessment, detailed site allocation policy, master plan layout, densities & design (including design briefs and/or design codes etc.) responding to HE issues; specific measures to preserve/enhance sites or assets. May require amendment to proposed allocation area or inclusion of policy wording requiring mitigation.</i> Demonstration of substantial public benefits of delivery of (parts of) the site may still be required in certain instances, if mitigation measures are not implemented or fully successful.
High impacts <i>NPPF: Substantial harm to, or loss of the heritage asset; not likely to be resolved by mitigation</i>		Potential of substantial harm to or loss of important heritage assets known to be on or adjacent to the site, not likely to be resolved by mitigation. <i>Potential mitigation still required to bring sites forward: highest levels of assessment; detailed site allocation policy, master plan layout, densities & design (including design briefs and/or design codes etc.) responding to HE issues; specific measures to preserve/enhance sites or assets. Such mitigation may prove insufficient to protect/enhance heritage assets. Development would require clear justification for the potential harm, demonstrating substantial public benefits that outweigh harm or loss.</i>
Impacts previously assessed and managed		Heritage assets known to be on or adjacent to the site and there is/may be the potential for serious impact, however previous assessments and agreed measures etc. are in place, which require continued monitoring and management

Cell Reference	Onsite or Nearby Historic Environment Assets*	Setting and Significance	Assessment of Impact & Harm	Rating of Im-	Recommendations for Possible Mitigations or Need for further assessments,
1.	Ditched field boundary, visible as low earthworks on aerial photographs.	Setting is open agricultural field. Ditch may be mediaeval (1066 to 1539) or later. Runs E-W across field following line extending from E -W hedgerow in adjoining field now also removed but apparent in OS 25" Map 1892-1914 series. Therefore may be Sites of potential bronze age barrows within 600ft, Of local significance only.	Feature would be lost if field developed.		Any NDP Allocation policy for land within the cell should require an archaeological watching brief when topsoil is removed in any development, and line of ditch incorporated as landscaping/footpath route.
2	None within the cell, but immediately adjacent to W is site of Barbican enclosures and a barrow	A complex of rectilinear and curvilinear enclosures is visible on aerial photographs in the sports field. The features consist of a large rectangle divided into sub-enclosures and, at the eastern side of the field, what appear to be two large ring ditches, one overlaying the other. The enclosure may be prehistoric and very ancient, and predate the Bronze Age barrow site. However, in setting terms the site is now dominated by sports and nearby residential and industrial uses.	Development of the cell would have no direct impact on setting or significance of the heritage assets. There may be unidentified associated features under the cell however, which could be lost through development		Any NDP Allocation policy for land within the cell should require an archaeological watching brief when topsoil is removed in any development.

Cell Reference	Onsite or Nearby Historic Environment Assets*	Setting and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
3	Buried archaeological features were identified within the cell by the geophysical survey carried out in connection with a 2017 application for the area, some of which are likely to be prehistoric or later date.	As above	The features seen in the recent geophysical examination could be destroyed.		Any NDP Allocation policy for land within the cell should require a programme of archaeological evaluation trenching to determine the nature, extent and quality of survival of the identified features, as well as some test trenching of otherwise 'blank' areas be undertaken prior to determination as this is part of the initial site assessment. A Written Scheme of Investigation, including a proposed trench plan, is required for submission, evaluation and approval before an application can be considered.
4	None within the cell, but immediately to the north is St Martins Church and grounds and site of Mediaeval settlement of Pen-drym.	Possibly on the site of a Lann, or early Christian enclosure, the Church is mediaeval with Norman and later features, set amongst other mediaeval sites, including a dovecote, manor house and field boundary, dating from 1086. Today the Church and surrounds present as a small settlement so has a connection with the ancient settlement. This had 13 smallholders in 200 acres of pasture and woodland of half a league, so may have included the cell in question. Of local significance only.	Development of the cell may dominate the Church site, which lies slightly below the cell. There may be unidentified associated features under the cell however, which could be lost through development		Any NDP Allocation policy for land within the cell should require that the layout and building proportions of any development should be designed so as not to dominate the site of the Church and reflect the more open settlement pattern of the area surrounding the Church.

Cell Reference	Onsite or Nearby Historic Environment Assets*	Setting and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
5a	None within cell apart from some very small post medieval scratch quarries, probably used to source local building stone or material for tracks. However, study area for Cornwall Industrial Settlements Initiative report on Looe immediately abuts to S. This represents the extent of the medieval and post-mediaeval settlement of Looe. Site of the Looe Gaslight Company's works is located approx 150m to W of southern tip of cell 5b.	N/A Some of the trees to the S of cell 5a are ancient and may relate to the post mediaeval settlement and plotland to the south visible on the 1881 6" OS Map. The Gas Works were in operation in 1865 until at least 1935 but are now gone and the site is overgrown. Of local significance only.	N/A Development would have no impact.		Any NDP Allocation policy for land within the cell should require that the Ancient trees should be preserved in any development layout.
8	4/5 of cell in Conservation Area, CA appraisal area, and Cornwall Industrial Settlements Study. Early medieval ditch structure at centre E of site To S is Polvellan House (C18th). Post medieval tie mill 100m to SE. Post mediaeval quay 50M to N at Trenant Point. Extreme W of cell includes area of early C20th tip. 50M to W is the Giants Hedge of Post-Roman or Dark Age period.	Most of the cell was the mill pool for the tide mill located to the E, recorded in 1614 as being granted to Thomas Arundell. The burgesses of West Looe granted "all the parcel of ground, oze or water, now surrounded by the said mill pool wall". The mill pool was 13 acres in extent and enclosed by a 2.0m to 2.5m high clay-coved, stone-faced wall. Continues over....	Development across the former Mill Pool would change its open and flat character, destroying the setting for the heritage assets within and around the site. To the W of the cell the C20th industrial site appears somewhat neglected but being tucked away and well screened does not seriously harm the Mill Pool setting. It does however detract from the Giants Hedge which is close by. Therefore, development on the S and W edges could avoid the worst impact whilst providing opportunities to mitigate existing harm to heritage assets, such as the Giants Hedge to the W.		The development brief for the Millpool should ensure that any development be mainly restricted to the back (s) edge of the Mill Pool, whilst the careful redevelopment and extension of the industrial area would need to take into account the presence nearby of the Giants Hedge. Any development on the Mill Pool itself should be small-scale and low profile, designed to reflect the historic use of the site (eg appearing as a mill building or small workshop) using local materials and styles.

Cell Reference	Onsite or Nearby Historic Environment Assets*	Setting and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
8 continued...		<p>A mill leat fed the pool and was cut from the fresh water mills at Polean Creek. West Looe mill, originally Polvellan or Poll Mill, was completed in 1621. The mill was thatched and had four wheels. In 1883 the mill was bought for bone grinding; the mill wheel being removed. In 1926 the building was converted to an electricity generating station and is extant. Part of the pool survives as a boating lake, but the remainder has been filled in to form two car parks. The small street leading down to the Mill Pool has retained a distinct character of its own, a small working area separate from the hotels and villas south of the bridge, with just a few cottages set amongst working buildings, and links well with the CC owned car park, covering most of the cell, which being large and flat and grey, remains representative of the Mill Pool for much of the year and together with the street has heritage setting value as part of the wider story of the area, including Polvellan House and Tenant Quay. In post WWII period the filling-in of the mill pool has provided essential summer-time car parking for the tourism industry and has importance to the setting of Looe's historic development from that angle also.</p>			<p>Policy wording for the Millpool area in the NDP should include the following requirements:</p> <p><i>'Regeneration proposals for the Millpool area will be supported if they:</i></p> <ul style="list-style-type: none"> <i>a. Draw out and preserve the economic, cultural and heritage values inherent in the area;</i> <i>b. Are of a scale and character appropriate to the historic setting and preserve or enhance its historic significance</i> <i>c. Ensure that the setting and significance of the heritage assets present on and close to the area affected are protected and interpreted to a high standard.</i> <p><i>Any proposals should include:</i></p> <ul style="list-style-type: none"> <i>(1) a full historic environment impact assessment to inform the design process, (as detailed in Cornwall Local Plan policy 24)</i> <i>(2) a Design and Access Statement derived from a master-planning process and illustrating satisfactorily how the above criteria have been met</i> <i>(3) a Construction Environment Management Plan (CEMP) to ensure that likely significant effects upon heritage assets are avoided or adequately mitigated.'</i>

Cell Reference	Onsite or Nearby Historic Environment Assets*	Setting and Significance	Assessment of Impact & Harm	Rating of Impact	Recommendations for Possible Mitigations or Need for further assessments, Policy wording requirements.
10	None within cell. However, study area for Cornwall Industrial Settlements Initiative report on Looe immediately abuts to SE, and a mutilated wheel headed cross stands S at Portlooe Cross to the S, and two Medieval field boundaries (one a crop-mark only) to the S and W.	<p>Portlooe Cross. The cross was discovered at East Waylands Farm after the demolition of mowhay buildings where it had been used as a support After repairs with Cheesewring granite it was set up in its present position by Looe Old Cornwall Society where it was thought a cross once stood.</p> <p>The land to the west of Looe is considered to be anciently enclosed land of medieval or earlier origin. The hedge running W to E across the top of the site may be a continuation of the medieval field boundaries, as may the southern boundary of the cell. Of local significance only.</p>	Little impact other than loss of hedges in traditional field pattern (possibly). No harm to Portlooe Cross anticipated.		Any NDP Allocation policy for land within the cell should require an archaeological watching brief when topsoil is removed in any development. As the hedges may have medieval origins they should be incorporated as landscaping/footpath route.

Step 4b Cell Assessment

4.2 Each of the 'shortlisted cells' is now more deeply assessed. The detailed assessment can be found at Appendix B.

Assessment Criteria:	Cell References & Criteria Ratings						
	1	2	3	4	5a	8	10
1: Climate Factors							
2: Waste							
3: Minerals and Geodiversity							
4: Soil							
5: Air							
6: Water							
7: Biodiversity							
8: Landscape LLCA							
9: Maritime							
10: Historic Environment							
11: Design							
12: Social Inclusion							
13: Crime & Anti-Social Behaviour							

Assessment Criteria:	Cell References & Criteria Ratings						
	1	2	3	4	5a	8	10
14: Housing							
15: Health, Sport and Recreation							
16: Economic Development, Regeneration and Tourism							
17: Education and Skills							
18: Transport and Accessibility							
19: Energy							
20. Site partially or wholly identified on Cornwall's Strategic Housing Land Availability							

Step 5; Identifying a limited number of 'site opportunities' within the most appropriate cells

5.1 Drawing information from step 4 above, the following table is assembled and a conclusion drawn for each cell. From these a definite list of sites with development potential is created.

Assessment	Cell References & Criteria Ratings						
	1	2	3	4	5a	8	10
1. Evidence of landowner/ developer interest on part or the entire Site? **	Nil	Pre app submitted in April 2018 for affordable-led housing development comprising up to 50 dwellings on site within cell r/o Bay Down	Outline app for 100 dwellings (50% affordable housing, 50 bed affordable Care / Extra Care Home (PA17 / 05908. Refused 11/2017.	Pre application advice for retail food-store (2323sq.m) plus petrol filling station, car parking, service yard and major landscaping in 2012.	Nil	Large cell with multiple ownership, mainly CC and WLTT, both of whom have ambition to see regeneration activity on the cell.	Pre-app for unspecified development in May 2012.

Assessment Criteria:	Cell References & Criteria Ratings						
	1	2	3	4	5a	8	10
2. Site Area (Hectares)	15 Ha	9.7 Ha	4.6 Ha	3.4 Ha	2.7 Ha	6.5ha	18 Ha
3. Potential Site Capacity (No. of dwellings/sqm of employment space)***	315	205	100	70	55	Not appropriate to assess the potential as residential will be only a small element of any scheme which comes forward.	378
4. SWOT Analysis: Site Strengths	Lower parts of cell adjacent to urban area less obvious from sea and long coastal views. Also have opportunities for access and are close to local facilities. Higher parts have better topography for development (and also OS). W of cell close to bus route.	Lower parts of cell adjacent to urban area. Also have opportunities for access and are close to local facilities. Higher parts have better topography for development (and also OS). W of cell close to bus route.	Close to facilities and main road in Barbican area. W of cell close to bus route.	Has moderate landscape capacity for development. On bus route.	Has high landscape capacity for development, and mostly Grade 4 land. Accessible through recently completed estate and potential for inclusion of green space.	Area to W underused and plenty of potential for regeneration and intensification.	Good aspect for solar gain on S of cell.

Assessment Criteria:	Cell References & Criteria Ratings						
	1	2	3	4	5a	8	10
5. Analysis: Site Weaknesses	Higher parts are very exposed, and comprise mostly Grade 2 agric land, whilst lower parts very steep. Overall limited landscape capacity to accommodate development.	Higher parts very exposed to long distance views from E, comprises entirely Grade 2 land. Good access possible. Overall limited landscape capacity to accommodate development.	Very exposed hilltop site entirely Grade 2 land with a history of refusals. Overall limited landscape capacity to accommodate development.	Rather separated away from rest of settlement, with walk to facilities long and steep. Comprises Grade 3 agricultural land. Moderate landscape capacity to accommodate development.	Aspect not good for solar gain. Otherwise accessible and has high landscape capacity to accommodate development	Multiple restrictions on most of cell restrict potential development opportunities to W and S edges.	Largely Grade 3 agricultural land, poor aspect for solar gain on N of cell. Low moderate landscape capacity for development. Cell only accessible via northern route from Polperro Road over steep terrain, or via The Garrick, or to the S by West Looe Hill. Overall limited landscape capacity to accommodate development.
6. Analysis: Site Opportunities	Opportunity to allocate a smaller cell at lower W end of site, adjacent to existing and able to gain access from Hay Lane, where the balance of grade 2 agric land is less.	Opportunity to allocate smaller site to W of cell, adjoining Bay Down (as per pre-app referred to above). However somewhat more exposed compared to potential site in Cell 1.	It may be possible to add a very small site adjoining the small pumping station, providing there is strong hedge planting on the N and E boundaries. Given adjacent uses should be for employment use .	Nil	Potentially an extension to the Barrett estate, providing additional residential development with little risk of encouraging release of adjacent land.	Significant opportunities for regeneration to S and W, to support relocation and release of sites elsewhere in town centre, new developments to advance sustainable tourism, etc	Due to access difficulties, it is hard to perceive any opportunities with this cell.

Assessment Criteria:	Cell References & Criteria Ratings						
	1	2	3	4	5a	8	10
7. Analysis: Site Threats	Further extension N and E would be enabled in the long term. Access from narrow road with poor geometry.	Further extension N and E would be enabled in the long term.	Risk that a larger site could be encouraged, or an incremental snipping away of the boundary that would lead to poor visual appearance and inadequate infrastructure.	Residential development here could lead to a relatively isolated community more reliant on cars.	Concerns about drainage and possible impact on land stability in Looe Valley have been reported.	Little in way of threat other than from loss of car parking and impact on tourism trade.	Development on this cell would have serious landscape impacts, unless restricted to the lower S side, in which case there would be a significant threat to highway conditions on West Looe Hill.
8. Conclusion	Small site of approx. 2.1 ha possible (see Map below). Could accommodate about 45 units. SITE 1	Small site of approx. 2.2 ha possible (see Map below). Could accommodate about 25 units. SITE 2	Small employment site of under 1 ha (c.3,500 sqm of units) possible but only with strong screen planting. SITE 4	Nil	An opportunity for a rounding-off development, subject to investigation of drainage concerns. Could accommodate around 25 units and buffer green space to protect adjacent woodlands. SITE 3	A significant opportunity to aid the regeneration of Looe, may also be able to include a small amount of residential. Scale of potential and constraints means that a careful master-planned approach is essential.	Nil

NOTES: Checking Developer Interest and Site Histories

*SHLAA Check

Information for identifying SHLAA sites, which have been put forward by landowners, can be found at <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/evidence-base/strategic-housing-land-availability-assessment/?page=19177>, including a link to maps of these sites.

**Site Histories

[Looe Neighbourhood Development Plan—Urban Edge Assessment November 2018](#)

Information around developer interest in the form of public pre-application enquiries and planning applications can be found at <http://planning.cornwall.gov.uk/>

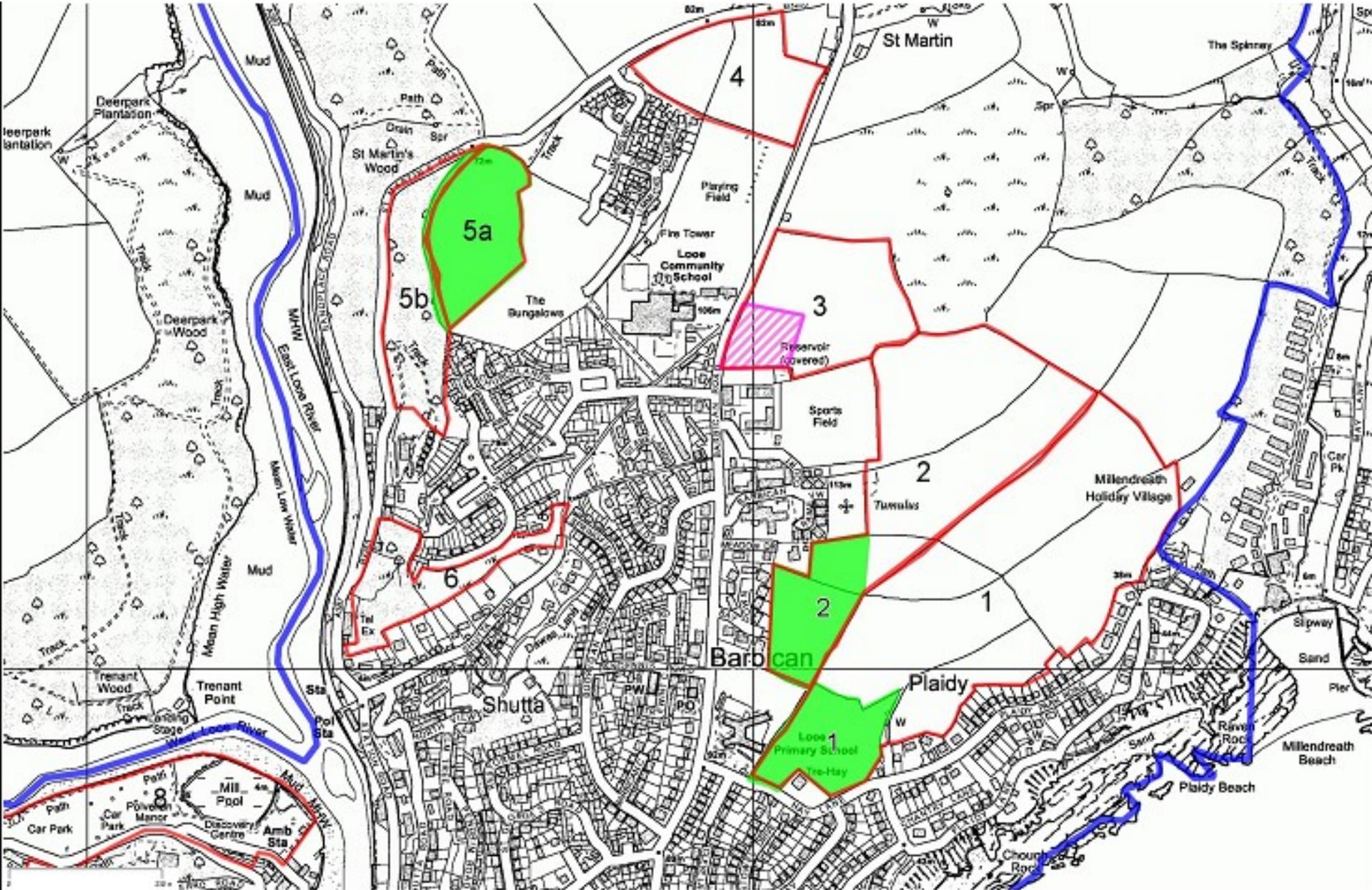
[online-applications/?utm_source=website&utm_medium=planningregisterlink&utm_campaign=planning.](#)

*** For Cornwall's Site Allocations DPD estimated capacity for housing was based on 60% of the site area being developed at a rate of 35 dwellings per hectare (where 40% of land was assumed for infrastructure, including open space). For employment the assumption was 4,000sqm per hectare.

NOTE: Habitats Regulations Assessment - Recreational Impacts on European Sites

Any developments on these cells would fall within the 'zone of influence' for the Plymouth Sound and Estuaries SAC, as set out in the Local Plan. It is anticipated that new housing development in this area is 'likely to have a significant effect' upon the interest features of the SAC/SPA, when considered in combination, through increased recreational pressure. This would require a compensation developer contribution in mitigation.

RECOMMENDATION: THAT SITE 1 (WITHIN CELL 1), SITE 2 (WITHIN CELL 2) AND SITE 3 (WITHIN CELL 5A) BE TAKEN FORWARD FOR FURTHER INVESTIGATION FOR RESIDENTIAL DEVELOPMENT, AND SITE 4 (WITHIN CELL 3) BE EXAMINED AS A POSSIBLE EMPLOYMENT SITE.



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Topographical Photos

1. Sites within Cells 1 and 2.





2. Cell 3



3. Cell 4

4. Cell 10



Step 6: Providing a summary definition of potential sites to go forward for consideration by the Steering group and Town Council for inclusion in the NDP.

For each site emerging from the above, a summary for each is prepared.

Site Details	
Site Name	SITE 1:
Site Address	HAY LANE, PLAIDY
Current Use	AGRICULTURAL FIELD
Site Area	2.076 Ha
Potential no of Units	10 MAX
Ownership	
Is the site in single ownership	YES
If in multiple ownership, is it know if parties owning land agree to its development?	N/A
Name of Owners (if known)	
Are the landowners aware of this investigation	YES
Are the landowners willing for the site to be allocated?	YES
Are there other interests in the land, e.g. tenancies (if known)	NOT KNOWN
Is the site in the SHLAA	YES
Condition	
Is the site on previously developed land?	NO
Existing Use (e.g. Agriculture, vacant, paddock, open space etc)	AGRICULTURAL – GRAZING

If vacant, what was previous use?	N/A	
Any evidence of mining activity?	NO	
What are surrounding land uses?	SCHOOL, OPEN TO NE, RESIDENTIAL ON OTHER ASPECTS	
Planning History	NONE KNOWN	
Achievability		
(a) Estimate developable area of site:		
Are there any areas of the site which could not be developed for e.g. due to steep topography, trees, hedgerows etc which must be retained?	DROPS AWAY STEEPLY TO S BOUNDARY, TO AN AREA ALONG NARROW ALREADY WELL-TRAFFICKED SEASONALLY SENSITIVE ROAD THAT HAS LITTLE SPARE CAPACITY. TOP W CORNER BETWEEN SCHOOL AND 'TRE-HAY' MORE ACCESSIBLE AND SCREENED. MAY HAVE POTENTIAL FOR SMALL SCHEME	
Residue of the site which is developable:	APPROX 0.25HA, UP TO 10 DWELLINGS.	
(b) Infrastructure requirements: is there capacity within existing infrastructure to support new development, or would the development require new infrastructure to be provided		
Highways	SOME IMPROVEMENT FOR TOP END OF SITE	
Water Supply	OK	
Sewerage	OK	
Gas Supply	OK	
Mains electricity	OK	
School Capacity – adequate or would require additional provision?	STANDARD CONTRIBUTION REQUIRED	
Is the site viable for development? Considering the issues, you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?	POTENTIAL ADDITIONAL COSTS ON HIGHWAY IMPROVEMENTS. SITE ALSO QUITE STEEP AND LIKELY TO REQUIRE SUBSTANTIAL EARTHWORKS.	
Considering the issues identified above, what are the potential timescales for development?		
0 to 5 yrs ✓	6 to 10 yrs	11 to 15 yrs
Overall Assessment		
ASSESSMENT	CONSIDERABLE ON- AND OFF-SITE MITIGATION REQUIRED IN RELATION TO A SMALL NUMBER OF DWELLINGS LIKELY TO BE ENVIRONMENTALLY	

	ACCEPTABLE, SO MAY BE VIABILITY ISSUES. NOTY APPROPRIATE FOR ALLOCATION.
What are the reasons behind your assessment?	ONLY THE W CORNER OF THE SITE APPEARS SUITABLE, BEING FLATTER AND BETTER SCREENED, AND MAY NEED ADDITIONAL WORK TO CREATE ACCEPTABLE ACCESS, PLUS POSSIBLE OFF-SITE IMPROVEMENTS.
If judged to be suitable or potentially suitable, what type of development could the site accommodate? e.g. housing, employment, facilities etc. Are there any types of development which would be inappropriate?	HOUSING IS MOST APPROPRIATE, GIVEN THAT THE SURROUNDS ARE RESIDENTIAL AND SCHOOL GROUNDS. A SMALL CUL-DE-SAC OF 8 – 10 DWELLINGS MIGHT BE POSSIBLE.
If judged to be suitable, what mitigation would be required to make the site properly suitable for development?	HIGHWAY IMPROVEMENTS AND STRENGTHENING OF S BOUNDARY

Site Details	
Site Name	Site 2
Site Address	Land R/O Bay Down
Current Use	AGRICULTURAL FIELD
Site Area	2.187 Ha
Potential no of Units	50 AT HIGHER DENSITY, 25 AT ADJOINING DENSITIES
Ownership	
Is the site in single ownership	YES
If in multiple ownership, is it known if parties owning land agree to its development?	NO
Name of Owners (if known)	TOMS
Are the landowners aware of this investigation	YES

Are the landowners willing for the site to be allocated?	YES
Are there other interests in the land, e.g. tenancies (if known)	UNKNOWN
Is the site in the SHLAA	YES
Condition	
Is the site on previously developed land?	NO
Existing Use (e.g. Agriculture, vacant, paddock, open space etc)	AGRICULTURAL GRADE 2, BUT NOTE IS USED FOR GRAZING
If vacant, what was previous use?	N/A
Any evidence of mining activity?	NO
What are surrounding land uses?	RESIDENTIAL TO W, SCHOOL TO S. AGRICULTURAL FIELDS TO OTHER ASPECTS.
Planning History	PRE-APP SUBMITTED IN APRIL 2018 FOR AFFORDABLE-LED HOUSING DEVELOPMENT COMPRISING UP TO 50 DWELLINGS ON SITE WITHIN CELL R/O BAY DOWN. ADVICE GIVEN ASSUMING CLP POLICY 9 'EXCEPTION SITE'.
Achievability	
(a) Estimate developable area of site: 2.187 HA	
Are there any areas of the site which could not be developed for e.g. due to steep topography, trees, hedgerows etc which must be retained?	NONE. HOWEVER, SITE IS EXPOSED TO EXTENSIVE VIEWS TO THE EAST AND SENSITIVE SCHEME WOULD BE REQUIRED, INFORMED BY A LVIA.
Residue of the site which is developable:	
N/A	
(b) Infrastructure requirements: is there capacity within existing infrastructure to support new development, or would the development require new infrastructure to be provided	
Highways	STANDARD REQUIREMENTS

Water Supply		✓
Sewerage		✓
Gas Supply		✓
Mains electricity		✓
School Capacity – adequate or would require additional provision?		STANDARD REQUIREMENTS
Is the site viable for development? Considering the issues, you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?		ADDITIONAL COSTS ASSOCIATED WITH LANDSCAPING TO E OF THE SITE
Considering the issues identified above, what are the potential timescales for development? How many dwellings could be delivered on the site within these timescales?		
0 to 5 yrs ✓	6 to 10 yrs	11 to 15 yrs
Overall Assessment		
ASSESSMENT		THE SITE IS SUITABLE FOR ALLOCATION
What are the reasons behind your assessment?		SITE IS WELL RELATED TO THE PHYSICAL FORM OF THE SETTLEMENT; A SCHEME WHICH IS APPROPRIATE IN SCALE, CHARACTER AND APPEARANCE, INCORPORATING A LOW-LEVEL DESIGN INFORMED BY THE NEED TO PROTECT THE VIEWS INTO LOOE FROM THE EAST, AND RESPOND TO THE HERITAGE SETTING.
If judged to be suitable or potentially suitable, what type of development could the site accommodate? e.g. housing, employment, facilities etc. Are there any types of development which would be inappropriate?		HOUSING
If judged to be suitable, what mitigation would be required to make the site properly suitable for development?		WELL CONCEIVED DESIGN RESPONDING TO LANDSCAPE AND ACCESS ISSUES.

Site Details	
Site Name	Site 3
Site Address	Land W of Salter Close
Current Use	AGRICULTURAL FIELD
Site Area	2.983 Ha
Potential no of Units	25 plus green space
Ownership	
Is the site in single ownership	YES
If in multiple ownership, is it know if parties owning land agree to its development?	UNKNOWN
Name of Owners (if known)	GLEBE
Are the landowners aware of this investigation	NO
Are the landowners willing for the site to be allocated?	UNKNOWN
Are there other interests in the land, e.g. tenancies (if known)	UNKNOWN
Is the site in the SHLAA	NO
Condition	
Is the site on previously developed land?	NO
Existing Use (e.g. Agriculture, vacant, paddock, open space etc)	AGRICULTURE - ARABLE
If vacant, what was previous use?	SEE ABOVE

Any evidence of mining activity?	NO
What are surrounding land uses?	RESIDENTIAL TO E AND S, WOODLAND TO N & W
Planning History	NONE
Achievability	
(a) Estimate developable area of site:	
Are there any areas of the site which could not be developed for e.g. due to steep topography, trees, hedgerows etc which must be retained?	NO. HOWEVER IS DESIRABLE TO RETAIN AN AREA OF GREEN SPACE AS BUFFER BETWEEN DEVELOPMENT AND WOODLAND HABITAT TO WEST, SETTING FOR CURRENT DWELLINGS AND TO MINIMISE IMPACT ON VIEWS FROM NW. CREATING A GREEN SPACE TO WEST LOOKS TO BE BEST OPTION.
Residue of the site which is developable:	
1.24HA	
(b) Infrastructure requirements: is there capacity within existing infrastructure to support new development, or would the development require new infrastructure to be provided	
Highways	ACCESS VIA SALTER CLOSE
Water Supply	OK
Sewerage	OK
Gas Supply	OK
Mains electricity	OK
School Capacity – adequate or would require additional provision?	STANDARD REQUIREMENTS
Is the site viable for development? Considering the issues, you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?	ACCESS WOULD NEED TO BE VIA THE CURRENTLY BUILDING BARRETT DEVELOPMENT VIA A PRIVATE DRIVE. THIS IS LIKELY TO INCUR ADDITIONAL COSTS.
Considering the issues identified above, what are the potential timescales for development? How many dwellings could be delivered on the site within these timescales?	

0 to 5 yrs ✓	6 to 10 yrs	11 to 15 yrs
Overall Assessment		
Choose one of the following:		THE SITE IS SUITABLE FOR ALLOCATION
What are the reasons behind your assessment?		SITE IS OF LOW SENSITIVITY WITHIN LANDSCAPE AND WELL RELATED TO THE BARRETTS ESTATE.
If judged to be suitable or potentially suitable, what type of development could the site accommodate? e.g. housing, employment, facilities etc. Are there any types of development which would be inappropriate?		HOUSING OF AVERAGE DENSITY
If judged to be suitable, what mitigation would be required to make the site properly suitable for development?		GREEN SPACE BUFFER TO WEST OF SITE

Site Details	
Site Name	4
Site Address	Land alongside Looe Workshop Units, Barbican Road
Current Use	AGRICULTURAL
Site Area	0.876 ha
Potential no of Units	3,500 sq.M or 10 to 15 units
Ownership	
Is the site in single ownership	YES
If in multiple ownership, is it know if parties owning land agree to its development?	N/A
Name of Owners (if known)	HARDS
Are the landowners aware of this investigation	NO

Are the landowners willing for the site to be allocated?	YES BUT FOR RESIDENTIAL	
Are there other interests in the land, e.g. tenancies (if known)	UNKNOWN	
Is the site in the SHLAA	YES	
Condition		
Is the site on previously developed land?	NO	
Existing Use (e.g. Agriculture, vacant, paddock, open space etc)	AGRICULTURE	
If vacant, what was previous use?	N/A	
Any evidence of mining activity?	NO	
What are surrounding land uses?	EMPLOYMENT TO S, RESIDENTIAL AND SCHOOL TO W, AGRICULTURAL TO N AND E	
Planning History	Outline app for 100 dwellings (50% affordable housing, 50 bed affordable Care / Extra Care Home (PA17 / 05908. Refused 11/2017. Bow at Appeal)	
Achievability		
(a) Estimate developable area of site:		
Are there any areas of the site which could not be developed for e.g. due to steep topography, trees, hedgerows etc which must be retained?		NO, BUT STRONG LANDSCAPING AND POSSIBLY EXCAVATION OF SITE TO REDUCE PROMINENCE MAY BE REQUIRED FOLLOWING LVIA ASSESSMENT.
Residue of the site which is developable:		0.88ha
(b) Infrastructure requirements: is there capacity within existing infrastructure to support new development, or would the development require new infrastructure to be provided		
Highways		OK

Water Supply		OK
Sewerage		OK
Gas Supply		OK
Mains electricity		OK
School Capacity – adequate or would require additional provision?		NOT RELEVANT
Is the site viable for development? Considering the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?		SEE ABOVE
Considering the issues identified above, what are the potential timescales for development? How many dwellings could be delivered on the site within these timescales?		
0 to 5 yrs ✓	6 to 10 yrs	11 to 15 yrs
Overall Assessment		
Choose one of the following:		THE SITE IS A POTENTIAL ALLOCATION SUBJECT TO ON- AND OFF-SITE MITIGATION AND EMPLOYMENT USE.
What are the reasons behind your assessment?		HOUSING ON THE SITE WOULD BE ISOLATED ACROSS BUSY ROAD AND EXISTING EMPLOYMENT LAND AND COULD ALSO SET A POOR PRECEDENT FOR MORE RESIDENTIAL DEVELOPMENT PROJECTING INTO A SENSITIVE LANDSCAPE AREA. A SMALL WORKSHOP DEVELOPMENT WOULD NOT FACE THESE ISSUES, WHILST PRESENTING THE OPPORTUNITY TO STRENGTHEN SCREENING TO THE EAST.
If judged to be suitable or potentially suitable, what type of development could the site accommodate? e.g. housing, employment, facilities etc. Are there any types of development which would be inappropriate?		EMPLOYMENT
If judged to be suitable, what mitigation would be required to make the site properly suitable for development?		STRONG LANDSCAPING AND POSSIBLY EXCAVATION OF SITE TO REDUCE PROMINENCE MAY BE REQUIRED FOLLOWING LVIA ASSESSMENT.

Definitions.

Available

A site is considered available for development when, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled

by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Factors which should be considered when assessing availability:

- Where you have identified constraints to suitability, how will you overcome these and how long will this take?
- Does the site have a history of unimplemented planning permissions? (This will give you an idea of the delivery record of the landowner/developer who has put the site forward)
- Do you know the ownership of the site? (If you do not know the ownership of a particular site, this information can be found, for a small fee, via the Land Registry website)
- Is the land in single or multiple ownership?
- Is/are the landowner(s) aware of the inclusion of this site in the assessment?
- Is/are the landowner(s) willing for their land to come forward for development?
- If so, do you have any written evidence to support this?
- Are there any factors which might prevent or hinder development, e.g. tenancies, leases, ransom strips etc? Any other comments on availability

Achievability A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. Factors to consider when assessing achievability:

- Have you engaged with the landowner/developer/site promoter to request evidence of viability?
- Would the site require new or additional infrastructure?
- Are there likely to be any major financial costs associated with making the site suitable for development?
- How long would it take to deliver development on the site

Appendix 1: List of Acronyms and Terms

AONB Area of Outstanding Natural Beauty

AGLV Area of Great Landscape Value

BAP Biodiversity Action Plan (habitat area)

Cell Term used for parcels of land identified as study areas for the purpose of the Site Selection Process. Towards the end of the process, when it is evident that sites are viable options the terminology for these parcels of land changes to calling them 'sites'.

CWS County Wildlife Site (habitat area)

LNR Local Nature Reserve

LLCA Local Landscape Character Assessment

NDP Neighbourhood Development Plan

RIGS Regionally Important Geological Site

SA Sustainability Appraisal

SSSI Site of Special Scientific Interest

SAC Special Area of Conservation

SHLAA Strategic Housing Land Availability Assessment

SWOT A desk top exercise to identify Strengths, Weaknesses, Opportunities and Threats associated with the issue in hand

WHS World Heritage Site

APPENDIX A—INITIAL SIEVE OF CELLS.

Looe Cell 1.						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this if for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	Natura 2000 Zones of Influence
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 2.						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this if for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 3.						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this if for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 4.						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this is for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 5a						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this is for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 5b						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this is for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 6.						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this if for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 7.						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this if for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast),	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast),	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 8.						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this if for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol/SSSi Impact Risk Zone	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 9						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this is for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 10.						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this is for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 11.						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this is for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 12.						
Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this is for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Looe Cell 13.						
Assessment Criteria Ref	Criteria Ratings					Sources
	--	-	+/-	+	++	
1: Water (All development will increase the overall demand for water.)	The majority of the Cell is Flood Zone 3b (and so development shouldn't be permitted unless this if for essential infrastructure or water compatible uses (e.g. open space)).	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status (please contact the NDP Team for further info). NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
2: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Cell entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	Cell adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).		Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), but within Zol	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), and not within Zol	
	Cell entirely or partially covered by a CWS.	Cell adjacent to or in proximity to a CWS.			Cell not covered by, adjacent to or in proximity to a CWS.	
	Cell entirely or partially covered by a BAP habitat.	Cell adjacent to or in proximity to a BAP habitat.			Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Cell contains Ancient Woodland.	Cell adjacent to Ancient Woodland.			Cell not within proximity to Ancient Woodland.	
3: Landscape	Cell entirely or partially within a designated AONB.	Cell adjacent or in close proximity to a designated AONB.			Cell not within or in proximity to a designated AONB.	
	Cell entirely or partially within the inscribed WHS.	Cell adjacent or in close proximity to the inscribed WHS.			Cell not within or in proximity to the inscribed WHS.	

Appendix B - Step 4b Cell Assessment

Each of the 'shortlisted cells' is more deeply assessed.

Looe Cell No....1

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Climate Factors	Aspect/ gradient does not allow any solar gain.	Aspect/ gradient does not allow maximised solar gain and renewable technologies.		Dual aspect/ varying gradient allows some degree of solar gain and renewable technologies.	Aspect/ gradient allows maximised solar gain and renewable technologies.	
	Cell location very inaccessible and unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport, thereby not minimising any increase in greenhouse gas emissions.		Cell location allows limited use of sustainable modes of transport thereby having some more limited effect in minimising any increase in greenhouse gas emissions.	Cell location more accessible and more favourable for use of more sustainable forms of transport, thereby minimising any increase in greenhouse gas emissions.	
2: Waste	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as development location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.					
3: Minerals and Geodiversity	Whole Cell within a Minerals Safeguarding Area (more important).	Part of the Cell within a Minerals Safeguarding Area.			Whole Cell outside a Minerals Safeguarding Area.	
	Cell covered by a County Geology Site (less important)	Part of Cell covered by a CGS or is adjacent to a CGS		Not in proximity to a CGS		
4: Soil	Cell contains some Grade 1 and/ or whole Cell includes	Cell contains some Grade 2 or 3a Agricultural land.		Cell contains Grade 3b, 4 or 5 Agricultural land.	Classed as urban or Previously Developed Land.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	Grade 2 or 3a Agricultural land.					
5: Air (All development will have an impact on air pollution the extent of which can be minimised through careful design and construction.)	Cell location falls within a proposed or existing Air Quality Management Area (AQMA)	Cell location is not within but adjoins a proposed or existing AQMA			Cell location does not fall within a proposed or existing AQMA	
6: Water (All development will increase the overall demand for water.)	Where the majority of the Cell is Flood Zone 3b, this Cell should not have proceeded to this step.	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status. NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	
	Cell is entirely, or the majority is covered by a Critical Drainage Area.	Cell partially covered by a Critical Drainage Area.		Cell not within but adjacent to a Critical Drainage Area.	Cell entirely outside and not adjacent to a Critical Drainage Area.	
7: Biodiversity (At this stage it is not possible to	Where the Cell is entirely or partially covered by an SAC,	Cell not covered by, adjacent to or in proximity to an SAC,			Cell not covered by, adjacent to or in proximity to an SAC,	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
assess whether any proposal could have a positive impact on biodiversity.)	SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), this Cell should not have proceeded to this step.	SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).			SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	
	Where the Cell is entirely covered by a CWS, this Cell should not have proceeded to this step.	Cell is partially covered by a CWS	Cell not covered by but is adjacent or in proximity to a CWS.		Cell not covered by, adjacent or in proximity to a CWS.	
	Where the Cell is entirely covered by a BAP habitat, this Cell should not have proceeded to this step.	Cell is partially covered by a BAP habitat	Cell not covered by but is adjacent to or in proximity to a BAP habitat.		Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Where the Cell is entirely covered by Ancient Woodland, this Cell should not have proceeded to this step.	Cell is partially covered by Ancient Woodland	Cell adjacent to Ancient Woodland.	Cell in proximity to ancient woodland	Cell not within proximity to Ancient Woodland.	
8: Landscape (At this stage it is not possible to assess whether any proposal could have a positive impact on	Entirely or partially within a designated AGLV.	Adjacent or in close proximity to a designated AGLV.			Not within or in proximity to a designated AGLV.	
	Where a Cell is entirely within a designated AONB,	Cell is partially covered by a designated AONB.	Cell is adjacent to a designated AONB	Cell is within proximity to a designated AONB	Cell not within or in proximity to a designated AONB.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
green infrastructure.)	this Cell shouldn't have proceeded to this step.					
	Assessment shows LOW landscape capacity.	Assessment shows LOW MODERATE landscape capacity.	Assessment shows MODERATE landscape capacity	Assessment shows MODERATE HIGH landscape capacity.	Assessment shows HIGH landscape capacity	
	High impact on seascape (can be seen from offshore and from headlands).		Moderate impact on seascape (cannot be seen from offshore and from headlands).		Low impact on seascape (cannot be seen from offshore and from headlands).	
9: Maritime (only applies to those areas in proximity to the coast.) (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)			Adjoins the coast.			
10: Historic Environment	Outcome of Historic Environment Assessment implies a serious impact and substantial harm to heritage assets which is	Outcome of Historic Environment Assessment implies a potential for moderate impacts to heritage assets, which can be	Outcome of Historic Environment Assessment implies a potential for minor impacts to heritage assets, which can be		Outcome of Historic Environment Assessment implies no neutral or negligible impact to heritage assets.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	unable to be mitigated.	avoided or mitigated.	avoided or mitigated.			
11: Design	Topography likely prevent sustainable design.	Topography likely to impede sustainable design.		Topography unlikely to impede sustainable design.		
12: Social Inclusion (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		Cell is not in proximity to the town centre and other facilities such as schools and health.	Cell is in proximity to either the town centre or other facilities such as schools and health.	Cell is in the town centre and very close to other facilities such as schools and health.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities or is proposed to be allocated for such uses or a mix of uses including additional services and facilities	
13. Crime & Anti-Social Behaviour	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as at this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.					
14: Housing	The Cell is not of a scale to provide an appropriate mix of housing type and tenure.	There are topographical constraints, which will seriously affect mix and level of affordable housing possible	There are topographical constraints, which will moderately affect mix and level of affordable housing possible	There are no topographical constraints, which will affect mix and level of affordable housing possible	The Cell is of a scale to provide for an appropriate mix of housing type, tenure, mix and affordability.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
15: Health, Sport and Recreation		The Cell does not have good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has reasonable access (not as favourable as other Cells) to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.		
		The Cell includes existing formal and informal sports facilities.	The Cell includes existing sports facilities but redevelopment is likely to include replacement provision.	The Cell does not include existing formal and informal sports facilities.		
The Cell is of a scale to enable the development of new open space/ sports facilities.		The Cell is not in proximity to an existing playing field/ open space or sports facility.		The Cell is in close proximity to an existing playing field/ open space or sports facility.		
The Cell is of a scale to enable the development of new open space/ sports facilities.		The Cell is not of a scale to include onsite new open space/ sports facilities.		The Cell is of a scale to include onsite new open space/ sports facilities.		
16: Economic Development, Regeneration and Tourism (At this		The Cell is not in proximity (800m) to existing employment areas.		The Cell is in proximity (800m) to existing employment areas.		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
<p>stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)</p>		The Cell does not have good links to the strategic transport network.		The Cell has good links to the strategic transport network.		
		The Cell is not of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	The Cell is not of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	
		Development of the Cell would have an adverse effect on tourism.	Development of the Cell would have no effect on tourism	Development of the Cell would have a positive effect on tourism.	Development of the Cell is intended to include a major tourism facility/ draw (e.g. a new marina).	
<p>17: Education and Skills (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)</p>	The Cell is not in proximity over its whole area to both primary and secondary schools.	The Cell is not in proximity to a primary but is in proximity to a secondary school.	Part of the Cell is in proximity to a primary but is not in proximity to a secondary school.	The Cell is in proximity to a primary but is not in proximity to a secondary school.	The whole area of the Cell is in proximity to both primary and secondary schools.	
		The Cell is not of a scale and location to improve training and educational facilities such as a new primary school.		The Cell is of a scale and location to improve training and educational facilities, such as a new primary school.		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
18: Transport and Accessibility (It is acknowledged that realistically development increases use of motor vehicles.)	Cell location very poorly accessible to facilities and very unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport.	Cell location accessible to facilities but affected by topographical constraints which may discourage walking and cycling.	Cell location more accessible and more favourable for use of more sustainable forms of transport.	Cell location very accessible and very favourable for use of sustainable forms of transport.	
		Cell not appropriate or of a scale to provide linkages where public transport could be encouraged to operate.		Cell appropriate or of a scale to provide linkages where public transport could be encouraged to operate.	Cell on existing public transport route	
		Development of the Cell may cause a significant increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.	Development of the Cell may cause a moderate increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.	Development of the Cell will not increase local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.		
19: Energy (It is acknowledged that other renewable technologies (e.g. ground source heat	Aspect very unfavourable for solar PV.	Aspect over most of the Cell unfavourable for solar PV.		Aspect over most of the Cell is favourable for solar PV.	Aspect most favourable for solar PV over whole Cell.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
pumps) may be suitable on Cells less favourable to solar PV.)						

Looe Cell No....2

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Climate Factors	Aspect/ gradient does not allow any solar gain.	Aspect/ gradient does not allow maximised solar gain and renewable technologies.		Dual aspect/ varying gradient allows some degree of solar gain and renewable technologies.	Aspect/ gradient allows maximised solar gain and renewable technologies.	
	Cell location very inaccessible and unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport, thereby not minimising any increase in greenhouse gas emissions.		Cell location allows limited use of sustainable modes of transport thereby having some more limited effect in minimising any increase in greenhouse gas emissions.	Cell location more accessible and more favourable for use of more sustainable forms of transport, thereby minimising any increase in greenhouse gas emissions.	
2: Waste	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as development location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.					
3: Minerals and Geodiversity	Whole Cell within a Minerals Safeguarding Area (more important).	Part of the Cell within a Minerals Safeguarding Area.			Whole Cell outside a Minerals Safeguarding Area.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	Cell covered by a County Geology Site (less important)	Part of Cell covered by a CGS or is adjacent to a CGS		Not in proximity to a CGS		
4: Soil	Cell contains some Grade 1 and/ or whole Cell includes Grade 2 or 3a Agricultural land.	Cell contains some Grade 2 or 3a Agricultural land.		Cell contains Grade 3b, 4 or 5 Agricultural land.	Classed as urban or Previously Developed Land.	
5: Air (All development will have an impact on air pollution the extent of which can be minimised through careful design and construction.)	Cell location falls within a proposed or existing Air Quality Management Area (AQMA)	Cell location is not within but adjoins a proposed or existing AQMA			Cell location does not fall within a proposed or existing AQMA	
6: Water (All development will increase the overall demand for water.)	Where the majority of the Cell is Flood Zone 3b, this Cell should not have proceeded to this step.	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status. NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	Cell is entirely, or the majority is covered by a Critical Drainage Area.	Cell partially covered by a Critical Drainage Area.		Cell not within but adjacent to a Critical Drainage Area.	Cell entirely outside and not adjacent to a Critical Drainage Area.	
7: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Where the Cell is entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), this Cell should not have proceeded to this step.	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).			Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	
	Where the Cell is entirely covered by a CWS, this Cell should not have proceeded to this step.	Cell is partially covered by a CWS	Cell not covered by but is adjacent or in proximity to a CWS.		Cell not covered by, adjacent or in proximity to a CWS.	
	Where the Cell is entirely covered by a BAP habitat, this Cell should not have proceeded to this step.	Cell is partially covered by a BAP habitat	Cell not covered by but is adjacent to or in proximity to a BAP habitat.		Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Where the Cell is entirely covered by Ancient Woodland, this Cell should not	Cell is partially covered by Ancient Woodland	Cell adjacent to Ancient Woodland.	Cell in proximity to ancient woodland	Cell not within proximity to Ancient Woodland.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	have proceeded to this step.					
8: Landscape (At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.)	Entirely or partially within a designated AGLV.	Adjacent or in close proximity to a designated AGLV.			Not within or in proximity to a designated AGLV.	
	Where a Cell is entirely within a designated AONB, this Cell shouldn't have proceeded to this step.	Cell is partially covered by a designated AONB.	Cell is adjacent to a designated AONB	Cell is within proximity to a designated AONB	Cell not within or in proximity to a designated AONB.	
	Assessment shows LOW landscape capacity.	Assessment shows LOW MODERATE landscape capacity.	Assessment shows MODERATE landscape capacity	Assessment shows MODERATE HIGH landscape capacity.	Assessment shows HIGH landscape capacity	
	High impact on seascape (can clearly be seen from offshore, from headlands and estuarial viewpoints).		Moderate impact on seascape (can just be seen from offshore, from headlands and estuarial viewpoints).		Low impact on seascape (cannot be seen from offshore, from headlands and estuarial viewpoints).	
9: Maritime (only applies to those areas in proximity to the coast.) (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through			Adjoins the coast.			

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
any planning application process.)						
10: Historic Environment	Outcome of Historic Environment Assessment implies a serious impact and substantial harm to heritage assets which is unable to be mitigated.	Outcome of Historic Environment Assessment implies a potential for moderate impacts to heritage assets, which can be avoided or mitigated.	Outcome of Historic Environment Assessment implies a potential for minor impacts to heritage assets, which can be avoided or mitigated.		Outcome of Historic Environment Assessment implies no neutral or negligible impact to heritage assets.	
11: Design	Topography likely to prevent sustainable design.	Topography likely to impede sustainable design.		Topography unlikely to impede sustainable design.		
12: Social Inclusion (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		Cell is not in proximity to the town centre and other facilities such as schools and health.	Cell is in proximity to either the town centre or other facilities such as schools and health.	Cell is in the town centre and very close to other facilities such as schools and health.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities or is proposed to be allocated for such uses or a mix of uses including additional services and facilities	
13. Crime & Anti-Social Behaviour	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as at this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.					

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
14: Housing	The Cell is not of a scale to provide an appropriate mix of housing type and tenure.	There are topographical constraints, which will seriously affect mix and level of affordable housing possible	There are topographical constraints, which will moderately affect mix and level of affordable housing possible	There are no topographical constraints, which will affect mix and level of affordable housing possible	The Cell is of a scale to provide for an appropriate mix of housing type, tenure, mix and affordability.	
15: Health, Sport and Recreation		The Cell does not have good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has reasonable access (not as favourable as other Cells) to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.		
		The Cell includes existing formal and informal sports facilities.	The Cell includes existing sports facilities but redevelopment is likely to include replacement provision.	The Cell does not include existing formal and informal sports facilities.		
The Cell is of a scale to enable the development of new open space/ sports facilities.		The Cell is not in proximity to an existing playing field/ open space or sports facility.		The Cell is in close proximity to an existing playing field/ open space or sports facility.		
The Cell is of a scale to enable the development of		The Cell is not of a scale to include onsite new open		The Cell is of a scale to include onsite		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
new open space/ sports facilities.		space/ sports facilities.		new open space/ sports facilities.		
16: Economic Development, Regeneration and Tourism (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		The Cell is not in proximity (800m) to existing employment areas.		The Cell is in proximity (800m) to existing employment areas.		
		The Cell does not have good links to the strategic transport network.		The Cell has good links to the strategic transport network.		
		The Cell is not of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	The Cell is not of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	
		Development of the Cell would have an adverse effect on tourism.	Development of the Cell would have no effect on tourism	Development of the Cell would have a positive effect on tourism.	Development of the Cell is intended to include a major tourism facility/ draw (e.g. a new marina).	
17: Education and Skills (At this stage it is not possible to assess what specific impact	The Cell is not in proximity over its whole area to both primary and secondary schools.	The Cell is not in proximity to a primary but is in proximity to a secondary school.	Part of the Cell is in proximity to a primary but is not in proximity to a secondary school.	The Cell is in proximity to a primary but is not in proximity to a secondary school.	The whole area of the Cell is in proximity to both primary and secondary schools.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
development of this Cell could have. This will be further assessed through any planning application process.)		The Cell is not of a scale and location to improve training and educational facilities such as a new primary school.		The Cell is of a scale and location to improve training and educational facilities, such as a new primary school.		
18: Transport and Accessibility (It is acknowledged that realistically development increases use of motor vehicles.)	Cell location very poorly accessible to facilities and very unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport.	Cell location accessible to facilities but affected by topographical constraints which may discourage walking and cycling.	Cell location more accessible and more favourable for use of more sustainable forms of transport.	Cell location very accessible and very favourable for use of sustainable forms of transport.	
		Cell not appropriate or of a scale to provide linkages where public transport could be encouraged to operate.		Cell appropriate or of a scale to provide linkages where public transport could be encouraged to operate.		
		Development of the Cell may cause a significant increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may	Development of the Cell may cause a moderate increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may	Development of the Cell will not increase local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
		cause safety and capacity issues.	cause safety and capacity issues.	cause safety and capacity issues.		
19: Energy (It is acknowledged that other renewable technologies (e.g. ground source heat pumps) may be suitable on Cells less favourable to solar PV.)	Aspect very unfavourable for solar PV.	Aspect over most of the Cell unfavourable for solar PV.		Aspect over most of the Cell is favourable for solar PV.	Aspect most favourable for solar PV over whole Cell.	

Looe Cell No...3

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Climate Factors	Aspect/ gradient does not allow any solar gain.	Aspect/ gradient does not allow maximised solar gain and renewable technologies.		Dual aspect/ varying gradient allows some degree of solar gain and renewable technologies.	Aspect/ gradient allows maximised solar gain and renewable technologies.	
	Cell location very inaccessible and unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport, thereby not minimising any increase in greenhouse gas emissions.		Cell location allows limited use of sustainable modes of transport thereby having some more limited effect in minimising any increase in greenhouse gas emissions.	Cell location more accessible and more favourable for use of more sustainable forms of transport, thereby minimising any increase in greenhouse gas emissions.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
2: Waste	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as development location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.					
3: Minerals and Geodiversity	Whole Cell within a Minerals Safeguarding Area (more important).	Part of the Cell within a Minerals Safeguarding Area.			Whole Cell outside a Minerals Safeguarding Area.	
	Cell covered by a County Geology Site (less important)	Part of Cell covered by a CGS or is adjacent to a CGS		Not in proximity to a CGS		
4: Soil	Cell contains some Grade 1 and/ or whole Cell includes Grade 2 or 3a Agricultural land.	Cell contains some Grade 2 or 3a Agricultural land.		Cell contains Grade 3b, 4 or 5 Agricultural land.	Classed as urban or Previously Developed Land.	
5: Air (All development will have an impact on air pollution the extent of which can be minimised through careful design and construction.)	Cell location falls within a proposed or existing Air Quality Management Area (AQMA)	Cell location is not within but adjoins a proposed or existing AQMA			Cell location does not fall within a proposed or existing AQMA	
6: Water (All development will increase the overall demand for water.)	Where the majority of the Cell is Flood Zone 3b, this Cell should not have proceeded to this step.	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
		Flood Zone status. NB. Employment development is not restricted in Flood Zone 3a.				
	Cell is entirely, or the majority is covered by a Critical Drainage Area.	Cell partially covered by a Critical Drainage Area.		Cell not within but adjacent to a Critical Drainage Area.	Cell entirely outside and not adjacent to a Critical Drainage Area.	
7: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Where the Cell is entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), this Cell should not have proceeded to this step.	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).			Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	
	Where the Cell is entirely covered by a CWS, this Cell should not have proceeded to this step.	Cell is partially covered by a CWS	Cell not covered by but is adjacent or in proximity to a CWS.		Cell not covered by, adjacent or in proximity to a CWS.	
	Where the Cell is entirely covered by a BAP habitat, this Cell should not have proceeded to this step.	Cell is partially covered by a BAP habitat	Cell not covered by but is adjacent to or in proximity to a BAP habitat.		Cell not covered by, adjacent to or in proximity to a BAP habitat.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	Where the Cell is entirely covered by Ancient Woodland, this Cell should not have proceeded to this step.	Cell is partially covered by Ancient Woodland	Cell adjacent to Ancient Woodland.	Cell in proximity to ancient woodland	Cell not within proximity to Ancient Woodland.	
8: Landscape (At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.)	Entirely or partially within a designated AGLV.	Adjacent or in close proximity to a designated AGLV.			Not within or in proximity to a designated AGLV.	
	Where a Cell is entirely within a designated AONB, this Cell shouldn't have proceeded to this step.	Cell is partially covered by a designated AONB.	Cell is adjacent to a designated AONB	Cell is within proximity to a designated AONB	Cell not within or in proximity to a designated AONB.	
	Assessment shows LOW landscape capacity.	Assessment shows LOW MODERATE landscape capacity.	Assessment shows MODERATE landscape capacity	Assessment shows MODERATE HIGH landscape capacity.	Assessment shows HIGH landscape capacity	
	High impact on seascape (can clearly be seen from offshore, from headlands and estuarial viewpoints).		Moderate impact on seascape (can just be seen from offshore, from headlands and estuarial viewpoints).		Low impact on seascape (cannot be seen from offshore, from headlands and estuarial viewpoints).	
9: Maritime (only applies to those areas in proximity to the coast.) (At this stage it is not possible to assess what specific impact			Adjoins the coast.			

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
development of this Cell could have. This will be further assessed through any planning application process.)						
10: Historic Environment	Outcome of Historic Environment Assessment implies a serious impact and substantial harm to heritage assets which is unable to be mitigated.	Outcome of Historic Environment Assessment implies a potential for moderate impacts to heritage assets, which can be avoided or mitigated.	Outcome of Historic Environment Assessment implies a potential for minor impacts to heritage assets, which can be avoided or mitigated.		Outcome of Historic Environment Assessment implies no neutral or negligible impact to heritage assets.	
11: Design	Topography likely prevent sustainable design.	Topography likely to impede sustainable design.		Topography unlikely to impede sustainable design.		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
12: Social Inclusion (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		Cell is not in proximity to the town centre and other facilities such as schools and health.	Cell is in proximity to either the town centre or other facilities such as schools and health.	Cell is in the town centre and very close to other facilities such as schools and health.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities or is proposed to be allocated for such uses or a mix of uses including additional services and facilities	
13. Crime & Anti-Social Behaviour	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as at this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.					
14: Housing	The Cell is not of a scale to provide an appropriate mix of housing type and tenure.	There are topographical constraints, which will seriously affect mix and level of affordable housing possible	There are topographical constraints, which will moderately affect mix and level of affordable housing possible	There are no topographical constraints, which will affect mix and level of affordable housing possible	The Cell is of a scale to provide for an appropriate mix of housing type, tenure, mix and affordability.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
15: Health, Sport and Recreation		The Cell does not have good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has reasonable access (not as favourable as other Cells) to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.		
		The Cell includes existing formal and informal sports facilities.	The Cell includes existing sports facilities but redevelopment is likely to include replacement provision.	The Cell does not include existing formal and informal sports facilities.		
The Cell is of a scale to enable the development of new open space/ sports facilities.		The Cell is not in proximity to an existing playing field/ open space or sports facility.		The Cell is in close proximity to an existing playing field/ open space or sports facility.		
The Cell is of a scale to enable the development of new open space/ sports facilities.		The Cell is not of a scale to include onsite new open space/ sports facilities.		The Cell is of a scale to include onsite new open space/ sports facilities.		
16: Economic Development, Regeneration and Tourism (At this		The Cell is not in proximity (800m) to existing employment areas.		The Cell is in proximity (800m) to existing employment areas.		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
<p>stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)</p>		The Cell does not have good links to the strategic transport network.		The Cell has good links to the strategic transport network.		
		The Cell is not of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	The Cell is not of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	
		Development of the Cell would have an adverse effect on tourism.	Development of the Cell would have no effect on tourism	Development of the Cell would have a positive effect on tourism.	Development of the Cell is intended to include a major tourism facility/ draw (e.g. a new marina).	
<p>17: Education and Skills (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)</p>	The Cell is not in proximity over its whole area to both primary and secondary schools.	The Cell is not in proximity to a primary but is in proximity to a secondary school.	Part of the Cell is in proximity to a primary but is not in proximity to a secondary school.	The Cell is in proximity to a primary but is not in proximity to a secondary school.	The whole area of the Cell is in proximity to both primary and secondary schools.	
		The Cell is not of a scale and location to improve training and educational facilities such as a new primary school.		The Cell is of a scale and location to improve training and educational facilities, such as a new primary school.		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
18: Transport and Accessibility (It is acknowledged that realistically development increases use of motor vehicles.)	Cell location very poorly accessible to facilities and very unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport.	Cell location accessible to facilities but affected by topographical constraints which may discourage walking and cycling.	Cell location more accessible and more favourable for use of more sustainable forms of transport.	Cell location very accessible and very favourable for use of sustainable forms of transport.	
		Cell not appropriate or of a scale to provide linkages where public transport could be encouraged to operate.		Cell appropriate or of a scale to provide linkages where public transport could be encouraged to operate.	Cell on existing public transport route	
		Development of the Cell may cause a significant increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.	Development of the Cell may cause a moderate increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.	Development of the Cell will not increase local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.		
19: Energy (It is acknowledged that other renewable technologies (e.g. ground source heat	Aspect very unfavourable for solar PV.	Aspect over most of the Cell unfavourable for solar PV.		Aspect over most of the Cell is favourable for solar PV.	Aspect most favourable for solar PV over whole Cell.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
pumps) may be suitable on Cells less favourable to solar PV.)						

Looe Cell No....4

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Climate Factors	Aspect/ gradient does not allow any solar gain.	Aspect/ gradient does not allow maximised solar gain and renewable technologies.		Dual aspect/ varying gradient allows some degree of solar gain and renewable technologies.	Aspect/ gradient allows maximised solar gain and renewable technologies.	
	Cell location very inaccessible and unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport, thereby not minimising any increase in greenhouse gas emissions.		Cell location allows limited use of sustainable modes of transport thereby having some more limited effect in minimising any increase in greenhouse gas emissions.	Cell location more accessible and more favourable for use of more sustainable forms of transport, thereby minimising any increase in greenhouse gas emissions.	
2: Waste	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as development location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.					
3: Minerals and Geodiversity	Whole Cell within a Minerals Safeguarding Area (more important).	Part of the Cell within a Minerals Safeguarding Area.			Whole Cell outside a Minerals Safeguarding Area.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	Cell covered by a County Geology Site (less important)	Part of Cell covered by a CGS or is adjacent to a CGS		Not in proximity to a CGS		
4: Soil	Cell contains some Grade 1 and/ or whole Cell includes Grade 2 or 3a Agricultural land.	Cell contains some Grade 2 or 3a Agricultural land.		Cell contains Grade 3b, 4 or 5 Agricultural land.	Classed as urban or Previously Developed Land.	
5: Air (All development will have an impact on air pollution the extent of which can be minimised through careful design and construction.)	Cell location falls within a proposed or existing Air Quality Management Area (AQMA)	Cell location is not within but adjoins a proposed or existing AQMA			Cell location does not fall within a proposed or existing AQMA	
6: Water (All development will increase the overall demand for water.)	Where the majority of the Cell is Flood Zone 3b, this Cell should not have proceeded to this step.	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status. NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	Cell is entirely, or the majority is covered by a Critical Drainage Area.	Cell partially covered by a Critical Drainage Area.		Cell not within but adjacent to a Critical Drainage Area.	Cell entirely outside and not adjacent to a Critical Drainage Area.	
7: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Where the Cell is entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), this Cell should not have proceeded to this step.	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).			Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	
	Where the Cell is entirely covered by a CWS, this Cell should not have proceeded to this step.	Cell is partially covered by a CWS	Cell not covered by but is adjacent or in proximity to a CWS.		Cell not covered by, adjacent or in proximity to a CWS.	
	Where the Cell is entirely covered by a BAP habitat, this Cell should not have proceeded to this step.	Cell is partially covered by a BAP habitat	Cell not covered by but is adjacent to or in proximity to a BAP habitat.		Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Where the Cell is entirely covered by Ancient Woodland, this Cell should not	Cell is partially covered by Ancient Woodland	Cell adjacent to Ancient Woodland.	Cell in proximity to ancient woodland	Cell not within proximity to Ancient Woodland.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	have proceeded to this step.					
8: Landscape (At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.)	Entirely or partially within a designated AGLV.	Adjacent or in close proximity to a designated AGLV.			Not within or in proximity to a designated AGLV.	
	Where a Cell is entirely within a designated AONB, this Cell shouldn't have proceeded to this step.	Cell is partially covered by a designated AONB.	Cell is adjacent to a designated AONB	Cell is within proximity to a designated AONB	Cell not within or in proximity to a designated AONB.	
	Assessment shows LOW landscape capacity.	Assessment shows LOW MODERATE landscape capacity.	Assessment shows MODERATE landscape capacity	Assessment shows MODERATE HIGH landscape capacity.	Assessment shows HIGH landscape capacity	
	High impact on seascape (can clearly be seen from offshore, from headlands and estuarial viewpoints).		Moderate impact on seascape (can just be seen from offshore, from headlands and estuarial viewpoints).		Low impact on seascape (cannot be seen from offshore, from headlands and estuarial viewpoints).	
9: Maritime (only applies to those areas in proximity to the coast.) (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through			Adjoins the coast.			

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
any planning application process.)						
10: Historic Environment	Outcome of Historic Environment Assessment implies a serious impact and substantial harm to heritage assets which is unable to be mitigated.	Outcome of Historic Environment Assessment implies a potential for moderate impacts to heritage assets, which can be avoided or mitigated.	Outcome of Historic Environment Assessment implies a potential for minor impacts to heritage assets, which can be avoided or mitigated.		Outcome of Historic Environment Assessment implies no neutral or negligible impact to heritage assets.	
11: Design	Topography likely prevent sustainable design.	Topography likely to impede sustainable design.		Topography unlikely to impede sustainable design.		
12: Social Inclusion (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		Cell is not in proximity to the town centre and other facilities such as schools and health.	Cell is in proximity to either the town centre or other facilities such as schools and health.	Cell is in the town centre and very close to other facilities such as schools and health.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities or is proposed to be allocated for such uses or a mix of uses including additional services and facilities	
13. Crime & Anti-Social Behaviour	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as at this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.					

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
14: Housing	The Cell is not of a scale to provide an appropriate mix of housing type and tenure.	There are topographical constraints, which will seriously affect mix and level of affordable housing possible	There are topographical constraints, which will moderately affect mix and level of affordable housing possible	There are no topographical constraints, which will affect mix and level of affordable housing possible	The Cell is of a scale to provide for an appropriate mix of housing type, tenure, mix and affordability.	
15: Health, Sport and Recreation		The Cell does not have good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has reasonable access (not as favourable as other Cells) to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.		
		The Cell includes existing formal and informal sports facilities.	The Cell includes existing sports facilities but redevelopment is likely to include replacement provision.	The Cell does not include existing formal and informal sports facilities.		
The Cell is of a scale to enable the development of new open space/ sports facilities.		The Cell is not in proximity to an existing playing field/ open space or sports facility.		The Cell is in close proximity to an existing playing field/ open space or sports facility.		
The Cell is of a scale to enable the development of		The Cell is not of a scale to include onsite new open		The Cell is of a scale to include onsite		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
new open space/ sports facilities.		space/ sports facilities.		new open space/ sports facilities.		
16: Economic Development, Regeneration and Tourism (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		The Cell is not in proximity (800m) to existing employment areas.		The Cell is in proximity (800m) to existing employment areas.		
		The Cell does not have good links to the strategic transport network.		The Cell has good links to the strategic transport network.		
		The Cell is not of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	The Cell is not of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	
		Development of the Cell would have an adverse effect on tourism.	Development of the Cell would have no effect on tourism	Development of the Cell would have a positive effect on tourism.	Development of the Cell is intended to include a major tourism facility/ draw (e.g. a new marina).	
17: Education and Skills (At this stage it is not possible to assess what specific impact	The Cell is not in proximity over its whole area to both primary and secondary schools.	The Cell is not in proximity to a primary but is in proximity to a secondary school.	Part of the Cell is in proximity to a primary but is not in proximity to a secondary school.	The Cell is in proximity to a primary but is not in proximity to a secondary school.	The whole area of the Cell is in proximity to both primary and secondary schools.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
development of this Cell could have. This will be further assessed through any planning application process.)		The Cell is not of a scale and location to improve training and educational facilities such as a new primary school.		The Cell is of a scale and location to improve training and educational facilities, such as a new primary school.		
18: Transport and Accessibility (It is acknowledged that realistically development increases use of motor vehicles.)	Cell location very poorly accessible to facilities and very unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport.	Cell location accessible to facilities but affected by topographical constraints which may discourage walking and cycling.	Cell location more accessible and more favourable for use of more sustainable forms of transport.	Cell location very accessible and very favourable for use of sustainable forms of transport.	
		Cell not appropriate or of a scale to provide linkages where public transport could be encouraged to operate.		Cell appropriate or of a scale to provide linkages where public transport could be encouraged to operate.	Cell on existing public transport route	
		Development of the Cell may cause a significant increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may	Development of the Cell may cause a moderate increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may	Development of the Cell will not increase local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
		cause safety and capacity issues.	cause safety and capacity issues.	cause safety and capacity issues.		
19: Energy (It is acknowledged that other renewable technologies (e.g. ground source heat pumps) may be suitable on Cells less favourable to solar PV.)	Aspect very unfavourable for solar PV.	Aspect over most of the Cell unfavourable for solar PV.		Aspect over most of the Cell is favourable for solar PV.	Aspect most favourable for solar PV over whole Cell.	

Looe Cell No....5a

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Climate Factors	Aspect/ gradient does not allow any solar gain.	Aspect/ gradient does not allow maximised solar gain and renewable technologies.		Dual aspect/ varying gradient allows some degree of solar gain and renewable technologies.	Aspect/ gradient allows maximised solar gain and renewable technologies.	
	Cell location very inaccessible and unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport, thereby not minimising any increase in greenhouse gas emissions.		Cell location allows limited use of sustainable modes of transport thereby having some more limited effect in minimising any increase in greenhouse gas emissions.	Cell location more accessible and more favourable for use of more sustainable forms of transport, thereby minimising any increase in greenhouse gas emissions.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
2: Waste	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as development location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.					
3: Minerals and Geodiversity	Whole Cell within a Minerals Safeguarding Area (more important).	Part of the Cell within a Minerals Safeguarding Area.			Whole Cell outside a Minerals Safeguarding Area.	
	Cell covered by a County Geology Site (less important)	Part of Cell covered by a CGS or is adjacent to a CGS		Not in proximity to a CGS		
4: Soil	Cell contains some Grade 1 and/ or whole Cell includes Grade 2 or 3a Agricultural land.	Cell contains some Grade 2 or 3a Agricultural land.		Cell contains Grade 3b, 4 or 5 Agricultural land.	Classed as urban or Previously Developed Land.	
5: Air (All development will have an impact on air pollution the extent of which can be minimised through careful design and construction.)	Cell location falls within a proposed or existing Air Quality Management Area (AQMA)	Cell location is not within but adjoins a proposed or existing AQMA			Cell location does not fall within a proposed or existing AQMA	
6: Water (All development will increase the overall demand for water.)	Where the majority of the Cell is Flood Zone 3b, this Cell should not have proceeded to this step.	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
		Flood Zone status. NB. Employment development is not restricted in Flood Zone 3a.				
	Cell is entirely, or the majority is covered by a Critical Drainage Area.	Cell partially covered by a Critical Drainage Area.		Cell not within but adjacent to a Critical Drainage Area.	Cell entirely outside and not adjacent to a Critical Drainage Area.	
7: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Where the Cell is entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), this Cell should not have proceeded to this step.	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).			Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	
	Where the Cell is entirely covered by a CWS, this Cell should not have proceeded to this step.	Cell is partially covered by a CWS	Cell not covered by but is adjacent or in proximity to a CWS.		Cell not covered by, adjacent or in proximity to a CWS.	
	Where the Cell is entirely covered by a BAP habitat, this Cell should not have proceeded to this step.	Cell is partially covered by a BAP habitat	Cell not covered by but is adjacent to or in proximity to a BAP habitat.		Cell not covered by, adjacent to or in proximity to a BAP habitat.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	Where the Cell is entirely covered by Ancient Woodland, this Cell should not have proceeded to this step.	Cell is partially covered by Ancient Woodland	Cell adjacent to Ancient Woodland.	Cell in proximity to ancient woodland	Cell not within proximity to Ancient Woodland.	
8: Landscape (At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.)	Entirely or partially within a designated AGLV.	Adjacent or in close proximity to a designated AGLV.			Not within or in proximity to a designated AGLV.	
	Where a Cell is entirely within a designated AONB, this Cell shouldn't have proceeded to this step.	Cell is partially covered by a designated AONB.	Cell is adjacent to a designated AONB	Cell is within proximity to a designated AONB	Cell not within or in proximity to a designated AONB.	
	Assessment shows LOW landscape capacity.	Assessment shows LOW MODERATE landscape capacity.	Assessment shows MODERATE landscape capacity	Assessment shows MODERATE HIGH landscape capacity.	Assessment shows HIGH landscape capacity	
	High impact on seascape (can clearly be seen from offshore, from headlands and estuarial viewpoints).		Moderate impact on seascape (can just be seen from offshore, from headlands and estuarial viewpoints).		Low impact on seascape (cannot be seen from offshore, from headlands and estuarial viewpoints).	
9: Maritime (only applies to those areas in proximity to the coast.) (At this stage it is not possible to assess what specific impact			Adjoins the coast.			

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
development of this Cell could have. This will be further assessed through any planning application process.)						
10: Historic Environment	Outcome of Historic Environment Assessment implies a serious impact and substantial harm to heritage assets which is unable to be mitigated.	Outcome of Historic Environment Assessment implies a potential for moderate impacts to heritage assets, which can be avoided or mitigated.	Outcome of Historic Environment Assessment implies a potential for minor impacts to heritage assets, which can be avoided or mitigated.		Outcome of Historic Environment Assessment implies no neutral or negligible impact to heritage assets.	
11: Design	Topography likely prevent sustainable design.	Topography likely to impede sustainable design.		Topography unlikely to impede sustainable design.		
12: Social Inclusion (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		Cell is not in proximity to the town centre and other facilities such as schools and health.	Cell is in proximity to either the town centre or other facilities such as schools and health.	Cell is in the town centre and very close to other facilities such as schools and health.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities or is proposed to be allocated for such uses or a mix of uses including	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
					additional services and facilities	
13. Crime & Anti-Social Behaviour	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as at this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.					
14: Housing	The Cell is not of a scale to provide an appropriate mix of housing type and tenure.	There are topographical constraints, which will seriously affect mix and level of affordable housing possible	There are topographical constraints, which will moderately affect mix and level of affordable housing possible	There are no topographical constraints, which will affect mix and level of affordable housing possible	The Cell is of a scale to provide for an appropriate mix of housing type, tenure, mix and affordability.	
15: Health, Sport and Recreation		The Cell does not have good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has reasonable access (not as favourable as other Cells) to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.		
		The Cell includes existing formal and informal sports facilities.	The Cell includes existing sports facilities but redevelopment is likely to include replacement provision.	The Cell does not include existing formal and informal sports facilities.		
The Cell is of a scale to enable the development of		The Cell is not in proximity to an existing playing		The Cell is in close proximity to an existing playing		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
new open space/ sports facilities.		field/ open space or sports facility.		field/ open space or sports facility.		
The Cell is of a scale to enable the development of new open space/ sports facilities.		The Cell is not of a scale to include onsite new open space/ sports facilities.		The Cell is of a scale to include onsite new open space/ sports facilities.		
16: Economic Development, Regeneration and Tourism (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		The Cell is not in proximity (800m) to existing employment areas.		The Cell is in proximity (800m) to existing employment areas.		
		The Cell does not have good links to the strategic transport network.		The Cell has good links to the strategic transport network.		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
		The Cell is not of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	The Cell is not of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	
		Development of the Cell would have an adverse effect on tourism.	Development of the Cell would have no effect on tourism	Development of the Cell would have a positive effect on tourism.	Development of the Cell is intended to include a major tourism facility/ draw (e.g. a new marina).	
17: Education and Skills (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning	The Cell is not in proximity over its whole area to both primary and secondary schools.	The Cell is not in proximity to a primary but is in proximity to a secondary school.	Part of the Cell is in proximity to a primary but is not in proximity to a secondary school.	The Cell is in proximity to a primary but is not in proximity to a secondary school.	The whole area of the Cell is in proximity to both primary and secondary schools.	
		The Cell is not of a scale and location to improve training and educational		The Cell is of a scale and location to improve training and educational		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
application process.)		facilities such as a new primary school.		facilities, such as a new primary school.		
18: Transport and Accessibility (It is acknowledged that realistically development increases use of motor vehicles.)	Cell location very poorly accessible to facilities and very unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport.	Cell location accessible to facilities but affected by topographical constraints which may discourage walking and cycling.	Cell location more accessible and more favourable for use of more sustainable forms of transport.	Cell location very accessible and very favourable for use of sustainable forms of transport.	
		Cell not appropriate or of a scale to provide linkages where public transport could be encouraged to operate.		Cell appropriate or of a scale to provide linkages where public transport could be encouraged to operate.	Cell on existing public transport route	
		Development of the Cell may cause a significant increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.	Development of the Cell may cause a moderate increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.	Development of the Cell will not increase local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.		
19: Energy (It is acknowledged that other renewable	Aspect very unfavourable for solar PV.	Aspect over most of the Cell		Aspect over most of the Cell is	Aspect most favourable for solar PV over whole Cell.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
technologies (e.g. ground source heat pumps) may be suitable on Cells less favourable to solar PV.)		unfavourable for solar PV.		favourable for solar PV.		

Looe Cell No....8

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Climate Factors	Aspect/ gradient does not allow any solar gain.	Aspect/ gradient does not allow maximised solar gain and renewable technologies.		Dual aspect/ varying gradient allows some degree of solar gain and renewable technologies.	Aspect/ gradient allows maximised solar gain and renewable technologies.	
	Cell location very inaccessible and unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport, thereby not minimising any increase in greenhouse gas emissions.		Cell location allows limited use of sustainable modes of transport thereby having some more limited effect in minimising any increase in greenhouse gas emissions.	Cell location more accessible and more favourable for use of more sustainable forms of transport, thereby minimising any increase in greenhouse gas emissions.	
2: Waste	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as development location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.					
3: Minerals and Geodiversity	Whole Cell within a Minerals Safeguarding Area (more important).	Part of the Cell within a Minerals Safeguarding Area.			Whole Cell outside a Minerals Safeguarding Area.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	Cell covered by a County Geology Site (less important)	Part of Cell covered by a CGS or is adjacent to a CGS		Not in proximity to a CGS		
4: Soil	Cell contains some Grade 1 and/ or whole Cell includes Grade 2 or 3a Agricultural land.	Cell contains some Grade 2 or 3a Agricultural land.		Cell contains Grade 3b, 4 or 5 Agricultural land.	Classed as urban or Previously Developed Land.	
5: Air (All development will have an impact on air pollution the extent of which can be minimised through careful design and construction.)	Cell location falls within a proposed or existing Air Quality Management Area (AQMA)	Cell location is not within but adjoins a proposed or existing AQMA			Cell location does not fall within a proposed or existing AQMA	
6: Water (All development will increase the overall demand for water.)	Where the majority of the Cell is Flood Zone 3b, this Cell should not have proceeded to this step.	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the Cell, is compatible with the Flood Zone status. NB. Employment development is not restricted in Flood Zone 3a.		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered compatible with this.	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered compatible with this.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	Cell is entirely, or the majority is covered by a Critical Drainage Area.	Cell partially covered by a Critical Drainage Area.		Cell not within but adjacent to a Critical Drainage Area.	Cell entirely outside and not adjacent to a Critical Drainage Area.	
7: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Where the Cell is entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), this Cell should not have proceeded to this step.	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).			Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	
	Where the Cell is entirely covered by a CWS, this Cell should not have proceeded to this step.	Cell is partially covered by a CWS	Cell not covered by but is adjacent or in proximity to a CWS.		Cell not covered by, adjacent or in proximity to a CWS.	
	Where the Cell is entirely covered by a BAP habitat, this Cell should not have proceeded to this step.	Cell is partially covered by a BAP habitat	Cell not covered by but is adjacent to or in proximity to a BAP habitat.		Cell not covered by, adjacent to or in proximity to a BAP habitat.	
	Where the Cell is entirely covered by Ancient Woodland, this Cell should not	Cell is partially covered by covered by Ancient Woodland	Cell adjacent to Ancient Woodland.	Cell in proximity to ancient woodland	Cell not within proximity to Ancient Woodland.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	have proceeded to this step.					
8: Landscape (At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.)	Entirely or partially within a designated AGLV.	Adjacent or in close proximity to a designated AGLV.			Not within or in proximity to a designated AGLV.	
	Where a Cell is entirely within a designated AONB, this Cell shouldn't have proceeded to this step.	Cell is partially covered by a designated AONB.	Cell is adjacent to a designated AONB	Cell is within proximity to a designated AONB	Cell not within or in proximity to a designated AONB.	
	Assessment shows LOW landscape capacity.	Assessment shows LOW MODERATE landscape capacity.	Assessment shows MODERATE landscape capacity	Assessment shows MODERATE HIGH landscape capacity.	Assessment shows HIGH landscape capacity	
	High impact on seascape (can clearly be seen from offshore, from headlands and estuarial viewpoints).		Moderate impact on seascape (can just be seen from offshore, from headlands and estuarial viewpoints).		Low impact on seascape (cannot be seen from offshore, from headlands and estuarial viewpoints).	
9: Maritime (only applies to those areas in proximity to the coast.) (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through			Adjoins the coast.			

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
any planning application process.)						
10: Historic Environment	Outcome of Historic Environment Assessment implies a serious impact and substantial harm to heritage assets which is unable to be mitigated.	Outcome of Historic Environment Assessment implies a potential for moderate impacts to heritage assets, which can be avoided or mitigated.	Outcome of Historic Environment Assessment implies a potential for minor impacts to heritage assets, which can be avoided or mitigated.		Outcome of Historic Environment Assessment implies no neutral or negligible impact to heritage assets.	
11: Design	Topography likely prevent sustainable design.	Topography likely to impede sustainable design.		Topography unlikely to impede sustainable design.		
12: Social Inclusion (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		Cell is not in proximity to the town centre and other facilities such as schools and health.	Cell is in proximity to either the town centre or other facilities such as schools and health.	Cell is in the town centre and very close to other facilities such as schools and health.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities or is proposed to be allocated for such uses or a mix of uses including additional services and facilities	
13. Crime & Anti-Social Behaviour	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as at this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.					

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
14: Housing	The Cell is not of a scale to provide an appropriate mix of housing type and tenure.	There are topographical constraints, which will seriously affect mix and level of affordable housing possible	There are topographical constraints, which will moderately affect mix and level of affordable housing possible	There are no topographical constraints, which will affect mix and level of affordable housing possible	The Cell is of a scale to provide for an appropriate mix of housing type, tenure, mix and affordability.	
15: Health, Sport and Recreation		The Cell does not have good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has reasonable access (not as favourable as other Cells) to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.		
		The Cell includes existing formal and informal sports facilities.	The Cell includes existing sports facilities but these will be unaffected or redevelopment is likely to include replacement provision.	The Cell does not include existing formal and informal sports facilities.		
		The Cell is not in proximity to an existing playing field/ open space/play or sports facility.		The Cell is in close proximity to an existing playing field/ open space /play or sports facility.		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
		The Cell is not of a scale to include onsite new open space/ sports facilities.		The Cell is of a scale to include onsite new open space/ sports facilities.		
16: Economic Development, Regeneration and Tourism (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		The Cell is not in proximity (800m) to existing employment areas.		The Cell is in proximity (800m) to existing employment areas.		
		The Cell does not have good links to the strategic transport network.		The Cell has good links to the strategic transport network.		
		The Cell is not of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	The Cell is not of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	
		Development of the Cell would have an adverse effect on tourism.	Development of the Cell would have no effect on tourism	Development of the Cell would have a positive effect on tourism.	Development of the Cell is intended to include a major tourism facility/ draw (e.g. a new marina).	
17: Education and Skills (At this stage	The Cell is not in proximity over its	The Cell is not in proximity to a	Part of the Cell is in proximity to a	The Cell is in proximity to a	The whole area of the Cell is in	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)	whole area to both primary and secondary schools.	primary but is in proximity to a secondary school.	primary but is not in proximity to a secondary school.	primary but is not in proximity to a secondary school.	proximity to both primary and secondary schools.	
		The Cell is not of a scale and location to improve training and educational facilities such as a new primary school.		The Cell is of a scale and location to improve training and educational facilities, such as a new primary school.		
18: Transport and Accessibility (It is acknowledged that realistically development increases use of motor vehicles.)	Cell location very poorly accessible to facilities and very unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport.	Cell location accessible to facilities but affected by topographical constraints which may discourage walking and cycling.	Cell location more accessible and more favourable for use of more sustainable forms of transport.	Cell location very accessible and very favourable for use of sustainable forms of transport.	
		Cell not appropriate or of a scale to provide linkages where public transport could be encouraged to operate.		Cell appropriate or of a scale to provide linkages where public transport could be encouraged to operate.	Cell on existing public transport route	
		Development of the Cell may cause a significant increase in local traffic movements through existing residential areas and/ or the town	Development of the Cell may cause a moderate increase in local traffic movements through existing residential areas and/ or the town	Development of the Cell will not increase local traffic movements through existing residential areas and/ or the town centre and /or the		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
		centre and /or the local highway network which may cause safety and capacity issues.	centre and /or the local highway network which may cause safety and capacity issues.	local highway network which may cause safety and capacity issues.		
19: Energy (It is acknowledged that other renewable technologies (e.g. ground source heat pumps) may be suitable on Cells less favourable to solar PV.)	Aspect very unfavourable for solar PV.	Aspect over most of the Cell unfavourable for solar PV.		Aspect over most of the Cell is favourable for solar PV.	Aspect most favourable for solar PV over whole Cell.	

Looe Cell No....10

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
1: Climate Factors	Aspect/ gradient does not allow any solar gain.	Aspect/ gradient does not allow maximised solar gain and renewable technologies.		Dual aspect/ varying gradient allows some degree of solar gain and renewable technologies.	Aspect/ gradient allows maximised solar gain and renewable technologies.	
	Cell location very inaccessible and unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport, thereby not minimising any increase in		Cell location allows limited use of sustainable modes of transport thereby having some more limited effect in minimising any increase in	Cell location more accessible and more favourable for use of more sustainable forms of transport, thereby minimising any increase in	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
		greenhouse gas emissions.		greenhouse gas emissions.	greenhouse gas emissions.	
2: Waste	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as development location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.					
3: Minerals and Geodiversity	Whole Cell within a Minerals Safeguarding Area (more important).	Part of the Cell within a Minerals Safeguarding Area.			Whole Cell outside a Minerals Safeguarding Area.	
	Cell covered by a County Geology Site (less important)	Part of Cell covered by a CGS or is adjacent to a CGS		Not in proximity to a CGS		
4: Soil	Cell contains some Grade 1 and/ or whole Cell includes Grade 2 or 3a Agricultural land.	Cell contains some Grade 2 or 3a Agricultural land.		Cell contains Grade 3b, 4 or 5 Agricultural land.	Classed as urban or Previously Developed Land.	
5: Air (All development will have an impact on air pollution the extent of which can be minimised through careful design and construction.)	Cell location falls within a proposed or existing Air Quality Management Area (AQMA)	Cell location is not within but adjoins a proposed or existing AQMA			Cell location does not fall within a proposed or existing AQMA	
6: Water (All development will increase the overall demand for water.)	Where the majority of the Cell is Flood Zone 3b, this Cell should not have proceeded to this step.	The majority of the Cell is Flood Zone 3a so further work would be required to ascertain whether the residential use, for the majority of the		The majority of the Cell is outside of Flood Zone 3a or 3b; residential and/or employment development can be considered	The entire Cell is outside of Flood Zone 3a or 3b, residential and/or employment development can be considered	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
		Cell, is compatible with the Flood Zone status. NB. Employment development is not restricted in Flood Zone 3a.		compatible with this.	compatible with this.	
	Cell is entirely, or the majority is covered by a Critical Drainage Area.	Cell partially covered by a Critical Drainage Area.		Cell not within but adjacent to a Critical Drainage Area.	Cell entirely outside and not adjacent to a Critical Drainage Area.	
7: Biodiversity (At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.)	Where the Cell is entirely or partially covered by an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast), this Cell should not have proceeded to this step.	Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).			Cell not covered by, adjacent to or in proximity to an SAC, SSSI, or other designated site of international, national or regional significance (e.g. Heritage Coast).	
	Where the Cell is entirely covered by a CWS, this Cell should not have proceeded to this step.	Cell is partially covered by a CWS	Cell not covered by but is adjacent or in proximity to a CWS.		Cell not covered by, adjacent or in proximity to a CWS.	
	Where the Cell is entirely covered by a BAP habitat, this Cell should not have	Cell is partially covered by a BAP habitat	Cell not covered by but is adjacent to or in proximity to a BAP habitat.		Cell not covered by, adjacent to or in proximity to a BAP habitat.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
	proceeded to this step.					
	Where the Cell is entirely covered by Ancient Woodland, this Cell should not have proceeded to this step.	Cell is partially covered by Ancient Woodland	Cell adjacent to Ancient Woodland.	Cell in proximity to ancient woodland	Cell not within proximity to Ancient Woodland.	
8: Landscape (At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.)	Entirely or partially within a designated AGLV.	Adjacent or in close proximity to a designated AGLV.			Not within or in proximity to a designated AGLV.	
	Where a Cell is entirely within a designated AONB, this Cell shouldn't have proceeded to this step.	Cell is partially covered by a designated AONB.	Cell is adjacent to a designated AONB	Cell is within proximity to a designated AONB	Cell not within or in proximity to a designated AONB.	
	Assessment shows LOW landscape capacity.	Assessment shows LOW MODERATE landscape capacity.	Assessment shows MODERATE landscape capacity	Assessment shows MODERATE HIGH landscape capacity.	Assessment shows HIGH landscape capacity	
	High impact on seascape (can clearly be seen from offshore, from headlands and estuarial viewpoints).		Moderate impact on seascape (can just be seen from offshore, from headlands and estuarial viewpoints).		Low impact on seascape (cannot be seen from offshore, from headlands and estuarial viewpoints).	
9: Maritime (only applies to those areas in proximity to the coast.) (At this stage it is not possible to assess			Adjoins the coast.			

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
what specific impact development of this Cell could have. This will be further assessed through any planning application process.)						
10: Historic Environment	Outcome of Historic Environment Assessment implies a serious impact and substantial harm to heritage assets which is unable to be mitigated.	Outcome of Historic Environment Assessment implies a potential for moderate impacts to heritage assets, which can be avoided or mitigated.	Outcome of Historic Environment Assessment implies a potential for minor impacts to heritage assets, which can be avoided or mitigated.		Outcome of Historic Environment Assessment implies no neutral or negligible impact to heritage assets.	
11: Design	Topography likely prevent sustainable design.	Topography likely to impede sustainable design.		Topography unlikely to impede sustainable design.		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
12: Social Inclusion (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		Cell is not in proximity to the town centre and other facilities such as schools and health.	Cell is in proximity to either the town centre or other facilities such as schools and health.	Cell is in the town centre and very close to other facilities such as schools and health.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities or is proposed to be allocated for such uses or a mix of uses including additional services and facilities	
13. Crime & Anti-Social Behaviour	For the purpose of this work it can be assumed that all Cells are rated +/- (yellow) as at this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.					
14: Housing	The Cell is not of a scale to provide an appropriate mix of housing type and tenure.	There are topographical constraints, which will seriously affect mix and level of affordable housing possible	There are topographical constraints, which will moderately affect mix and level of affordable housing possible	There are no topographical constraints, which will affect mix and level of affordable housing possible	The Cell is of a scale to provide for an appropriate mix of housing type, tenure, mix and affordability.	

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
15: Health, Sport and Recreation		The Cell does not have good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has reasonable access (not as favourable as other Cells) to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.	The Cell has good access to the coast, open countryside, public footpath network and cycle network which will promote health, sport and recreation benefits.		
		The Cell includes existing formal and informal sports facilities.	The Cell includes existing sports facilities but these will be unaffected or redevelopment is likely to include replacement provision.	The Cell does not include existing formal and informal sports facilities.		
The Cell is of a scale to enable the development of new open space/ sports facilities.		The Cell is not in proximity to an existing playing field/ open space/play or sports facility.		The Cell is in close proximity to an existing playing field/ open space /play or sports facility.		
The Cell is of a scale to enable the development of new open space/ sports facilities.		The Cell is not of a scale to include onsite new open space/ sports facilities.		The Cell is of a scale to include onsite new open space/ sports facilities.		
16: Economic Development,		The Cell is not in proximity (800m) to		The Cell is in proximity (800m) to		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
Regeneration and Tourism (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through any planning application process.)		existing employment areas.		existing employment areas.		
		The Cell does not have good links to the strategic transport network.		The Cell has good links to the strategic transport network.		
		The Cell is not of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	The Cell is not of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of new employment units as part of the development.	The Cell is of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.	
		Development of the Cell would have an adverse effect on tourism.	Development of the Cell would have no effect on tourism	Development of the Cell would have a positive effect on tourism.	Development of the Cell is intended to include a major tourism facility/ draw (e.g. a new marina).	
17: Education and Skills (At this stage it is not possible to assess what specific impact development of this Cell could have. This will be further assessed through	The Cell is not in proximity over its whole area to both primary and secondary schools.	The Cell is not in proximity to a primary but is in proximity to a secondary school.	Part of the Cell is in proximity to a primary but is not in proximity to a secondary school.	The Cell is in proximity to a primary but is not in proximity to a secondary school.	The whole area of the Cell is in proximity to both primary and secondary schools.	
		The Cell is not of a scale and location to improve training and educational		The Cell is of a scale and location to improve training and educational		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
any planning application process.)		facilities such as a new primary school.		facilities, such as a new primary school.		
18: Transport and Accessibility (It is acknowledged that realistically development increases use of motor vehicles.)	Cell location very poorly accessible to facilities and very unfavourable for use of more sustainable forms of transport.	Cell location less accessible and less favourable for use of more sustainable forms of transport.	Cell location accessible to facilities but affected by topographical constraints which may discourage walking and cycling.	Cell location more accessible and more favourable for use of more sustainable forms of transport.	Cell location very accessible and very favourable for use of sustainable forms of transport.	
		Cell not appropriate or of a scale to provide linkages where public transport could be encouraged to operate.		Cell appropriate or of a scale to provide linkages where public transport could be encouraged to operate.	Cell on existing public transport route	
		Development of the Cell may cause a significant increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.	Development of the Cell may cause a moderate increase in local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.	Development of the Cell will not increase local traffic movements through existing residential areas and/ or the town centre and /or the local highway network which may cause safety and capacity issues.		

Assessment Criteria Ref	Criteria Ratings					Notes
	--	-	+/-	+	++	
19: Energy (It is acknowledged that other renewable technologies (e.g. ground source heat pumps) may be suitable on Cells less favourable to solar PV.)	Aspect very unfavourable for solar PV.	Aspect over most of the Cell unfavourable for solar PV.		Aspect over most of the Cell is favourable for solar PV.	Aspect most favourable for solar PV over whole Cell.	