

Ponsanooth Neighbourhood Plan

Site Options and Assessment 2023, Updated 2024

Ponsanooth Parish Council

November 2024

Quality information

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Executive Summary

This report is an assessment of potential development sites in Ponsanooth Parish to guide decision making on Neighbourhood Plan policies relating to housing. It has been prepared to provide advice and recommendations to the Ponsanooth Neighbourhood Development Plan (NDP) group.

The neighbourhood area lies within Cornwall Council's administrative area which is covered by the Cornwall Local Plan (adopted November 2016). The Local Plan covers the period up to 2030 and consists of: Adopted Cornwall Local Plan Strategic Policies, Cornwall Local Plan: Community Network Area Sections and Policies.

The existing housing need figure for the parish is understood to have been set as 10 homes by Cornwall Council. Ponsanooth Parish Council has carried out its own Housing Needs Assessment which identified an affordable housing need of approximately 20-30 homes which could be met on sites identified through Neighbourhood Plan. This report advises on the suitability of a number of sites that have been identified as having potential for housing development.

The report concludes that, of the sites identified, one site is suitable (Site A: Land east of the A393) for a small number of homes, and four sites (or part sites) are considered potentially suitable for a small number of homes, subject to identified constraints being resolved or mitigated and also subject to the sites being confirmed as available for development.

These sites are:

- Site B: Land south of the A393
- Site C: Land just off the A393
- Site D: Land south of the River Kennall
- Site F: Land to the west of the A393 St Michael's Road.

The remaining two sites (Site E: Land adjacent to Treluswell Roundabout and Site G: Land to the north of Ponsvale Road) are not suitable for development and therefore unsuitable for allocation in the Neighbourhood Plan.

In addition to the sites assessed, the eastern part of Site S147 (Land at Lower, Treliever) is within the Neighbourhood Plan area on the edge of Penryn which has been assessed through the Cornwall Council SHLAA¹ as suitable for development. The eastern part of S147 could also be considered for allocation in the Neighbourhood Plan as this part of the site is not allocated in Cornwall Council's current Local Plan.

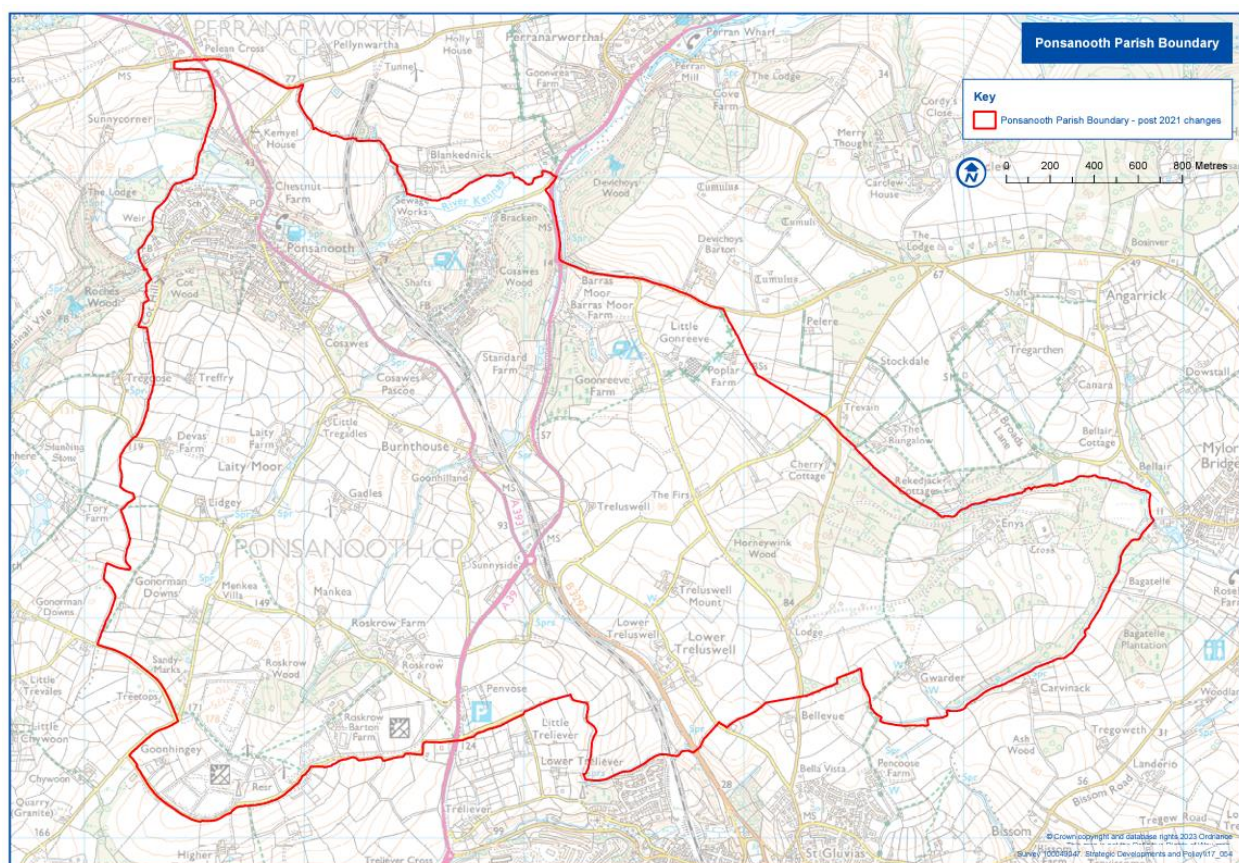
This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with the landowners, Cornwall Council, and the community to explore options for site allocations and policies in the Neighbourhood Plan which best meet the community objectives and the development need for the plan area.

¹ Strategic Housing Land Availability Assessment

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for Ponsanooth Neighbourhood Plan on behalf of Ponsanooth Parish Council. The work undertaken was agreed with Ponsanooth Parish Council (PPC) and the Department for Levelling Up, Housing and Communities (DLUHC) in November 2021.
- 1.2 Ponsanooth is a rural village and civil parish in Cornwall. The village is the main centre within the Parish, approximately four miles southeast of Redruth and approximately two and a half miles northwest of Penryn on the A393 road Redruth to Falmouth Road. The hamlets of Burnhouse, Treluswell and Lower Treluswell are also located within the parish boundary. The parish of Ponsanooth has a population of approximately 1800 people and has a number of services, including a church, school, shop, post office and pub.

Figure 1-1 Map of Ponsanooth Neighbourhood Area



- 1.3 The neighbourhood area lies within Cornwall Council's administrative area which is covered by the Cornwall Local Plan (adopted November 2016). The Local Plan covers the period up to 2030 and consists of: Adopted Cornwall Local Plan Strategic Policies, Cornwall Local Plan: Community Network Area Sections, and Policies Maps.
- 1.4 The Neighbourhood Plan is intended to support the development of a vibrant rural parish with development that meets the needs of the growing local community, protecting and enhancing its historic and natural character. The plan aims to set out how future development will help Ponsanooth address these challenges, from where new homes, community facilities and other facilities should be built, to what new buildings should look like, and how the area's environment and heritage should be protected. The

Neighbourhood Plan aims to retain residents through the allocation of affordable homes which are currently not available within the parish.

- 1.5 The existing housing need figure for the parish is understood to have been set as 10 homes by Cornwall Council. The Group are planning to exceed this figure. Ponsanooth Parish Council has carried out its own Housing Needs Assessment which concluded that there is a higher need than 10 homes in the parish. The Group have identified an affordable housing need of approximately 20-30 homes.
- 1.6 There are a number of ways that affordable housing can be delivered. Sites can either be allocated entirely for affordable housing or affordable housing can be delivered on sites of more than 10 homes. Affordable housing can also be delivered on rural exception sites, which would not usually be allocated. This assessment looks at the suitability of land for development, including housing, irrespective of the type and tenure, therefore how the affordable housing delivered is a matter for the Neighbourhood Plan steering group to consider through discussions with landowners and Cornwall Council and through its Neighbourhood Plan policies.
- 1.7 Any sites that are not currently available or viable could be included in the plan as 'aspirations' or projects which would communicate community support for development in certain locations but where constraints currently exist which mean the site cannot be allocated.
- 1.8 Cornwall Council Local Plan Policy 7 states that no development outside the existing settlements would be suitable as it falls within open countryside. Therefore sites being considered for allocation would need to be brought into the settlement through Neighbourhood Plan policies. This should be discussed with Cornwall Council as the planning authority.

2. Methodology

Task 1: Identifying sites to be included in the assessment

- 2.1 The approach to the assessment of sites is based on the DLUHC² Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (updated July 2019)³ and Neighbourhood Planning (updated September 2020)⁴. The methodology also follows the Locality Neighbourhood Planning Site Assessment Toolkit⁵.
- 2.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the Planning Practice Guidance for assessing the suitability of sites for housing is still appropriate. This includes an assessment of each site to establish if it is suitable and likely to be achievable for the proposed development.
- 2.3 Site availability is currently unknown. This would need to be confirmed before any site was proposed for allocation in the Neighbourhood Plan.

Task 2: Site Assessment

- 2.4 The first task is to ensure that all potential sites are considered as part of the assessment. Sites included in this assessment were identified by the Neighbourhood Plan Steering Group as being potential housing sites that accord with the NDP vision. It should be noted that there may be other potential sites for consideration but these have not been put forward by the NDP group as part of this assessment.
- 2.5 The most recent iteration of the Cornwall Council Strategic Housing Land Availability Assessment (January 2016) was also reviewed as a potential source of additional supply. One site within the assessment is within the Neighbourhood Plan area and is noted in Section 5 of the report.
- 2.6 All sites identified by the Neighbourhood Plan Group were assessed against a set of planning criteria to determine their potential suitability for development, including:
 - Site location and use
 - Site context and planning history (up to 10 years)
 - Type of site (greenfield, brownfield etc.)
 - Planning history
 - Site characteristics
 - Environmental considerations
 - Heritage considerations
 - Community facilities and services
 - Other development constraints (e.g. flood risk, agricultural land, tree preservation orders)

² Now Ministry of Housing, Communities and Local Government (MHCLG)

³ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁴ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁵ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development>

- Site availability

2.7 A site survey was carried out in order to verify the information gathered through the desktop assessment and to consider impacts on the surrounding land such as landscape impact and visual amenity.

Task 3: Consolidation of Results

2.8 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

2.9 All the site assessment information is drawn together into a summary table which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated.

2.10 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates the following judgement, based on whether a site is **suitable and achievable**:

- **'Green'** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if confirmed as available).
- **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for proposed use in a neighbourhood plan (if confirmed as available).
- **'Red'** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

2.11 A site must be confirmed as **available** before it is allocated in a development plan, so the availability of the land would need to be established with landowners.

2.12 The proposed development should also be deliverable, so evidence of the likely viability of the site for the development proposed should also be confirmed with landowners.

2.13 The site assessment has taken into account adopted planning policy only, and has not used draft Local Plan or Neighbourhood Plan policy to determine the conclusions. However, if there are draft policies in preparation that are backed up with evidence and are supported by the Local Planning Authority, these can be used to refine the assessment ratings in further evidence to support the Neighbourhood Plan submission.

Task 4: Indicative Housing Capacity

2.14 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Indicative figures have been provided taking into account the site context, site specific constraints and the fact the group are seeking to deliver a limited number of homes through the neighbourhood plan.

2.15 The indicative densities and capacities stated for each site in this high-level assessment should however be considered as a starting point only. Alternative densities may be appropriate to apply to the sites in the neighbourhood area (resulting in different capacities) based on site specific circumstances.

3. Policy Context

- 3.1 The neighbourhood development plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan. There is currently no emerging or draft Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents and mapping resources. The most up-to-date Local Plan for the area is the Cornwall Council Local Plan (adopted November 2016).

National and Local Plan Policy

- National Planning Policy Framework (NPPF) (2023)⁶
- Adopted Cornwall Council Local Plan (adopted 2016)⁷
- Cornwall Local Plan Strategic Policies 2010-2030 Community Network Area Sections⁸
- Cornwall Site Allocations Development Plan Document (adopted November 2019)⁹
- Draft Ponsanooth Neighbourhood Plan¹⁰

Evidence Base

- Cornwall Council Strategic Housing Land Availability Assessment (January 2016)¹¹
- Cornwall Landscape Character Study (2008)¹²
- Cornwall Council Housing Needs Survey Ponsanooth Parish Council (24 May 2021)¹³

Mapping

- DEFRA Magic Map¹⁴
- Flood Map for planning¹⁵
- Google Earth Pro, Google Maps and Google Street View
- Historic England Listed Building Research¹⁶
- Natural England Agricultural Land Classification Map¹⁷

⁶ Available at [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/policy-framework)

⁷ Available at <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/>

⁸ Available at <https://www.cornwall.gov.uk/media/2eyh5ode/cornwall-local-plan-community-network-area-sections.pdf>

⁹ Available at <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/cornwall-site-allocations-development-plan-document/#:~:text=The%20council%20adopted%20the%20document,two%20eco%2Dcommunities%20in%20Cornwall.>

¹⁰ Draft Neighbourhood Plan policies provided by the Group

¹¹ Available at <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/strategic-housing-land-availability-assessment/>

¹² Available at https://map.cornwall.gov.uk/reports_landscapes_chr/areaCA13.pdf

¹³ Available at <https://www.cornwall.gov.uk/media/bxtc1akq/ponsanooth-housing-needs-survey-full-report.pdf>

¹⁴ Available at <https://magic.defra.gov.uk/MagicMap.aspx>

¹⁵ Available at <https://flood-map-for-planning.service.gov.uk/>

¹⁶ Available at <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>

¹⁷ Available at <http://publications.naturalengland.org.uk/category/5954148537204736>

National Planning Policy Framework (NPPF) (2023)

- 3.3 National planning policy is contained in the NPPF and is supported by the Planning Practice Guidance¹⁸ (PPG). Only those policies of relevance are stated below, but this report has regard to all other aspects of national planning policy as appropriate.
- 3.4 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).
- 3.5 **Paragraph 65** states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.
- 3.6 **Paragraph 66** outlines that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.7 **Paragraph 71** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium sized sites suitable for housing in their area.
- 3.8 **Paragraph 82** states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
- 3.9 **Paragraph 83** states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 3.10 **Paragraph 84** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

¹⁸ Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

3.11 **Paragraph 88** states that planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

3.12 **Paragraphs 96 and 97** encourages policies and decisions which will achieve healthy, inclusive and safe places, as well as providing social, recreational and cultural facilities and services to the community.

3.13 **Paragraph 102** emphasises the importance of access to a network of high quality open spaces and opportunities for sport and physical activity as it is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

3.14 **Paragraph 105** states that the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

3.15 **Paragraph 124** states that planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

3.16 **Paragraph 159** states that new development should be planned for in ways that:

a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

3.17 **Paragraph 180** states that planning policies and decisions should contribute to and enhance the natural and local environment.

3.18 **Paragraph 181** states that plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework. Footnote 62 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

3.19 **Paragraph 205** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Adopted Development Plan

3.20 The most recent local plan for the area is formed of the Cornwall Local Plan Strategic Policies, Cornwall Local Plan: Community Network Area Sections and Policies Map. The most relevant policies are considered below.

3.21 The Local Plan was reviewed and accepted in 2021, concluding that the Plan remains up to date and continues to carry full weight in decision-making.

Cornwall Local Plan Strategic Policies 2010-2030 (adopted 2016)

3.22 **Policy 1: Presumption in favour of sustainable development** states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan.

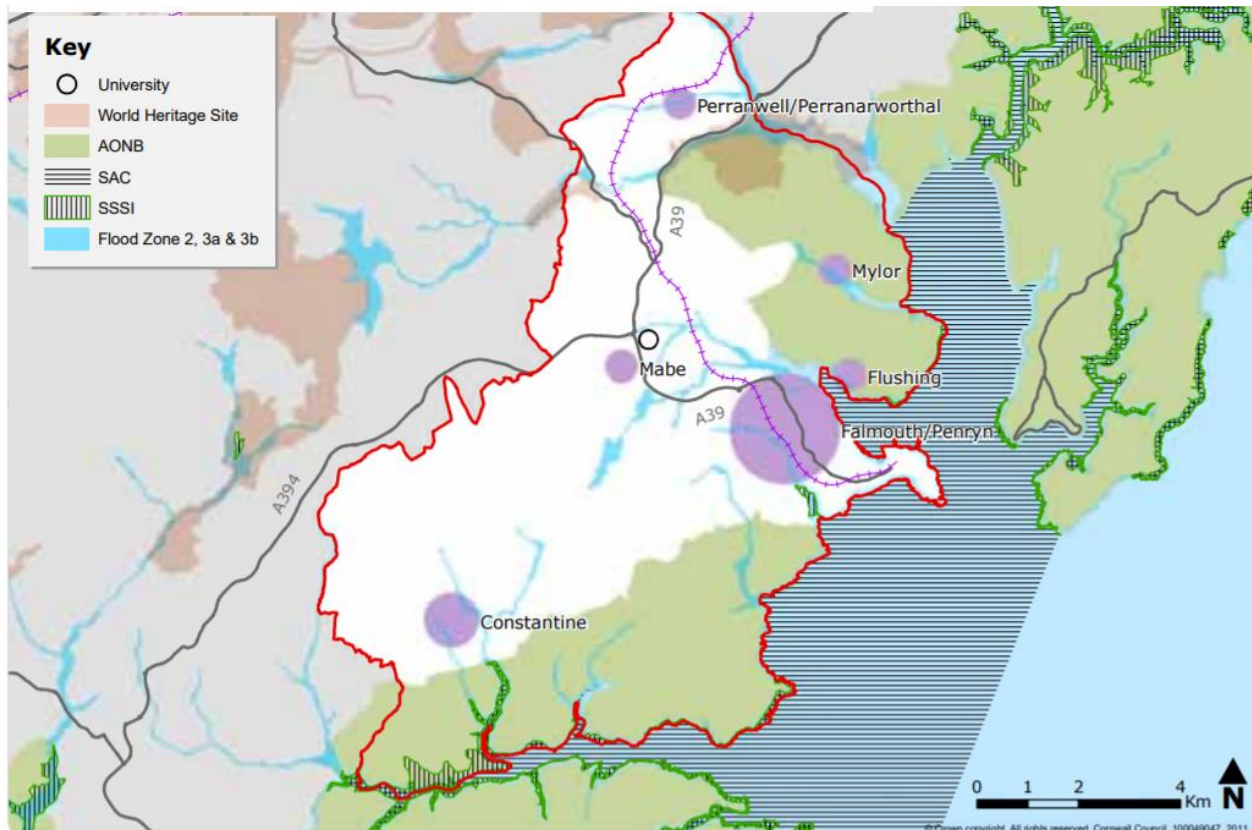
- 3.23 **Policy 2: Spatial Strategy** states that new development should provide a sustainable approach to accommodating growth, providing a well balanced mix of economic, social and environmental benefits.
- 3.24 **Policy 2a: Key targets** sets out the number of homes to be built in the plan period.
- 3.25 **Policy 3: Role and function of places** emphasises that the scale and mix of uses of development and investment in services and facilities should be based on the role and function of places. In particular, the policy highlights that outside of the main towns, housing growth will be delivered through:
- Identification of sites where required through Neighbourhood Plans;
 - Rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;
 - Infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside;
 - Rural exception sites
- 3.26 **Policy 6: Housing mix** outlines that new housing developments of 10 dwellings or more should include an appropriate mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities.
- 3.27 **Policy 7: Housing in the countryside** states that the development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to:
1. Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; or
 2. The subdivision of existing residential dwellings; or
 3. Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater; or
 4. Temporary accommodation for workers (including seasonal migrant workers), to support established and viable rural businesses where there is an essential need for a presence on the holding, but no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or
 5. Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location.
- 3.28 **Policy 8: Affordable Housing** states that all new housing schemes within the plan area on sites where there is a net increase of more than 10 dwellings or where dwellings would have a combined gross floorspace more than 1,000 square metres (not including replacement dwellings) must contribute towards meeting affordable housing need.
- 3.29 **Policy 12: Design** states that development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character.
- 3.30 **Policy 14: Renewable and low carbon energy** aims to increase use and production of renewable and low carbon energy generation development proposals.

- 3.31 **Policy 16: Health and wellbeing** outlines ways in which developments can improve the health and wellbeing of Cornwall's communities, residents, workers and visitors.
- 3.32 **Policy 22: European Protected Sites – mitigation of recreational impacts from development** states that for residential development and student and tourist accommodation, mitigation measures for recreational impacts on European Sites will be required where development is proposed within the identified zones of influence around those European Sites that are vulnerable to adverse recreational impacts.
- 3.33 **Policy 23: Natural environment** states that development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.
- 3.34 **Policy 24: Historic environment** states that development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.
- 3.35 **Policy 25: Green infrastructure** states that development proposals should contribute to an enhanced connected and functional network of habitat, open spaces and waterscapes.
- 3.36 **Policy 26: Flood risk management and coastal change** states that development should take account of and be consistent with any adopted strategic and local flood and coastal management strategies including the Shoreline Management Plan and Catchment Flood Management Plans for Cornwall and the South West River Basin Plan.
- 3.37 **Policy 27: Transport and accessibility** outlines that all developments should provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

Cornwall Local Plan Strategic Policies 2010-2030 Community Network Area Sections¹⁹

- 3.38 Community Network Areas (CNAs) have been established to act as a local focus for debate and engagement. These provide the basis for the place based element of the policy framework.
- 3.39 Ponsanooth is located within PP5 Falmouth and Penryn Community Network Area (see Figure 3-1).

¹⁹ Community Network Areas were replaced in 2023 by Community Area Partnerships. This is covered in section 3.69

Figure 3-1 Falmouth and Penryn CNA Map

3.40 Specific objectives to be addressed in planning for the Falmouth and Penryn CNA which are relevant to Ponsanooth include:

3.41 **Objective 1 – Housing Growth**

Manage the location and distribution of housing growth and the delivery of an appropriate mix of housing – includes addressing issues associated with affordable housing and student accommodation. Development in villages should focus on meeting affordable housing needs.

3.42 **Objective 2 – Employment**

Encourage employment opportunities, particularly in relation to the Universities at Falmouth and Penryn, Falmouth Docks / Port of Falmouth and tourism.

3.43 **Objective 4 – Community Services and Facilities**

Improve community services and facilities to overcome current shortfalls within the existing community and to meet further demand resulting from growth

3.44 **Objective 6 – Transport Infrastructure**

Ensure that transport infrastructure, including essential car parking and sustainable transport modes, is adequate to support growth.

3.45 **Objective 7 – Economic Development, Environment and Coast**

Provides a strategic framework to balance economic development, maritime industries, access to the coast, flood risk management and protection of the environment, including respecting the natural environment within the towns and the rest of the CNA.

Cornwall Site Allocations Development Plan Document (adopted November 2019)

3.46 The Council adopted the document on 26 November 2019. The document identifies where new housing and employment uses.

3.47 No sites allocated in the Site Allocations document are within the Neighbourhood Plan boundary, however, sites FF-M3 and FF-MP are adjacent to the Neighbourhood Plan boundary. These two sites are adjacent to SHLAA sites S145 and S147 detailed below.

Draft Ponsanooth Neighbourhood Plan

3.48 The Ponsanooth Neighbourhood Development Plan Group is in the process of drafting a Neighbourhood Plan. This includes a draft vision and draft policies. The draft policies have not been used to determine the suitability of sites included in the assessment.

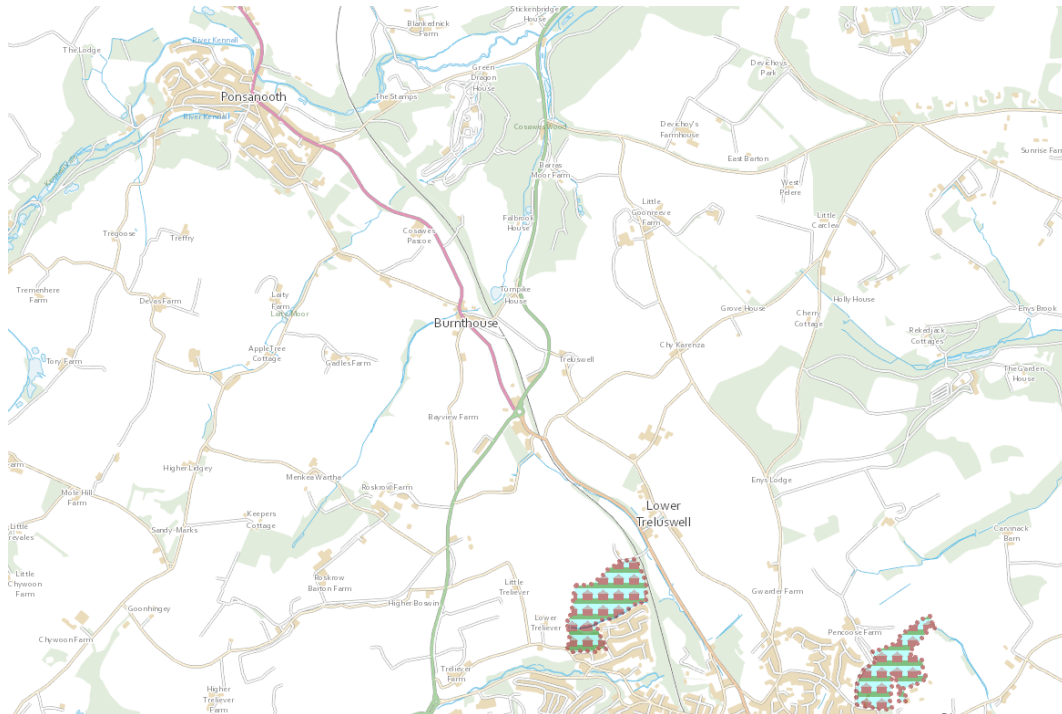
Evidence Base

Cornwall Strategic Housing Land Availability Assessment (January 2016)

3.49 The Strategic Housing Land Availability Assessment (SHLAA) has been prepared by Cornwall Council as part of the evidence base for the Cornwall Local Plan. The SHLAA is a study to identify all available sites within the study area which have the potential for future housing development.

3.50 As the SHLAA is 8 years old there is a risk that Cornwall Council will publish a new SHLAA whilst the Neighbourhood Plan is progressing. The new SHLAA might identify additional sites which will need to be covered in the Site Assessment.

3.51 There is one site within the SHLAA which is partly (eastern section of the site) within the Ponsanooth Neighbourhood Plan boundary (Site S147 Land at Lower, Treliever). The site is south west of Lower Treluswell (see Figure 3-3).

Figure 3-3 SHLAA sites

3.52 Site S147 Land at Lower, Treliever is proposed for 200 units.

3.53 The SHLAA provides target densities for housing sites. As Ponsanooth is classified as a rural area, 40 dwellings per hectare should be used.

Cornwall Landscape Character Study (2008)²⁰

3.54 All sites are within the Fal Ria, Truro and Falmouth Landscape Character Area (LCA).

3.55 Most of the land cover is farmland and estate lands with dense woodland interspersed with unsettled rough ground mainly in the inland parts of the valley system.

3.56 The LCA states that Ponsanooth is a post-medieval industrial settlement.

3.57 The objective of the entire area is to maintain its natural beauty whilst accommodating development and increased recreational use.

Cornwall Council Housing Needs Survey Ponsanooth Parish Council (24 May 2021)²¹

3.58 The Ponsanooth Housing Needs Survey states that as Ponsanooth Parish Council is preparing a Neighbourhood Plan it is very important to understand what housing is required to meet the local needs of the communities over the plan period.

3.59 The report states that the current level of estimated affordable rented stock for Cornwall is 11% and for Ponsanooth parish it is 5%. Cornwall Homechoice indicates a total of 23 households with a local connection to the parish of Ponsanooth, and who are principally seeking affordable rented housing. Significantly of the 23 households only 2 households have stated a preference for living in the parish.

3.60 The Housing Needs Survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Ponsanooth Parish Council. Households received a letter inviting them to complete the online questionnaire or request and complete a paper copy of

²⁰ Available at https://map.cornwall.gov.uk/reports_landscapes_chr/areaCA13.pdf

²¹ Available at <https://www.cornwall.gov.uk/media/bxtc1akq/ponsanooth-housing-needs-survey-full-report.pdf>

the survey. The Housing Needs letter went out to 711 addresses in parish and the Affordable Housing Team recorded a response rate of 14%.

- 3.61 The survey data has indicated that, as well as the 23 applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, there are an additional 20 'hidden' households who would like an affordable homes but are not currently registered with the Council.
- 3.62 The report goes on to state that the majority of sales in Ponsanooth during the last year were detached properties, selling for an average price of £261,000.
- 3.63 The report makes the following recommendations for Ponsanooth Neighbourhood Development Plan to consider as the Plan progresses. These are followed:
 - With 81% of respondents supporting or may support affordable housing led development and an identified registered and surveyed housing need, requiring to be met. The NDP may wish to consider the allocating or zoning land for housing / affordable housing development. Undertaking a site finding exercise to demonstrate capacity and how the need will be met.
 - Affordable housing delivery should cater for both affordable rent and intermediate homes for sale, reflecting the results of this survey and the registered local housing need.
 - In addition the survey identified support for self-build with 9 of the 26 respondents confirming they would be interested in self-build – this could be explored further to understand the context and need; perhaps investigating not only self-build but other forms of community led development including Community Land Trust delivery.

Draft Settlement Strategy for Ponsanooth Parish

- 3.64 The Group are drafting a Settlement Strategy outlining the approach to managing new housing growth within the Parish.
- 3.65 The evidence used to inform the strategy include: Housing Statement, Affordable Housing need, and Report on Settlement Boundaries, as well as a Report on Settlement Boundaries, alternative Site Assessment, the Ponsanooth Local Landscape Character Assessment and Heritage Assessment work
- 3.66 In line with Local Plan Policy 3: Role and Function of places, the Strategy sets out the intent of the NDP to allocate housing growth through infill, rounding off, use of previously developed land, exception sites and sites identified in the Neighbourhood Development Plan.
- 3.67 According to Parish wide consultation, the provision of a rail halt and associated infrastructure were highlighted as a main priority. The Group intend to try to provide policy support for the delivery of this infrastructure through the delivery of housing on the Group's site allocation.
- 3.68 Following criteria from the Cornwall Council's Chief Planning Officer Advice Note, the Group determined a number of settlements to which a settlement boundary could be recommended.

Community Area Partnerships

- 3.69 Community Area Partnerships replaced Community Network Areas in 2023. The partnerships bring together local organisations and local people to tackle issues that matter to the community. Ponsanooth is part of the Falmouth and Penryn CAP, with the following priorities agreed in 2023

- Highways, Transport & Connectivity
- Environment & Climate Change
- Planning & Affordable Housing
- Young People Health & Wellbeing
- Cross cutting theme – Asset Based Community Development & Information dissemination.

4. Site Assessment

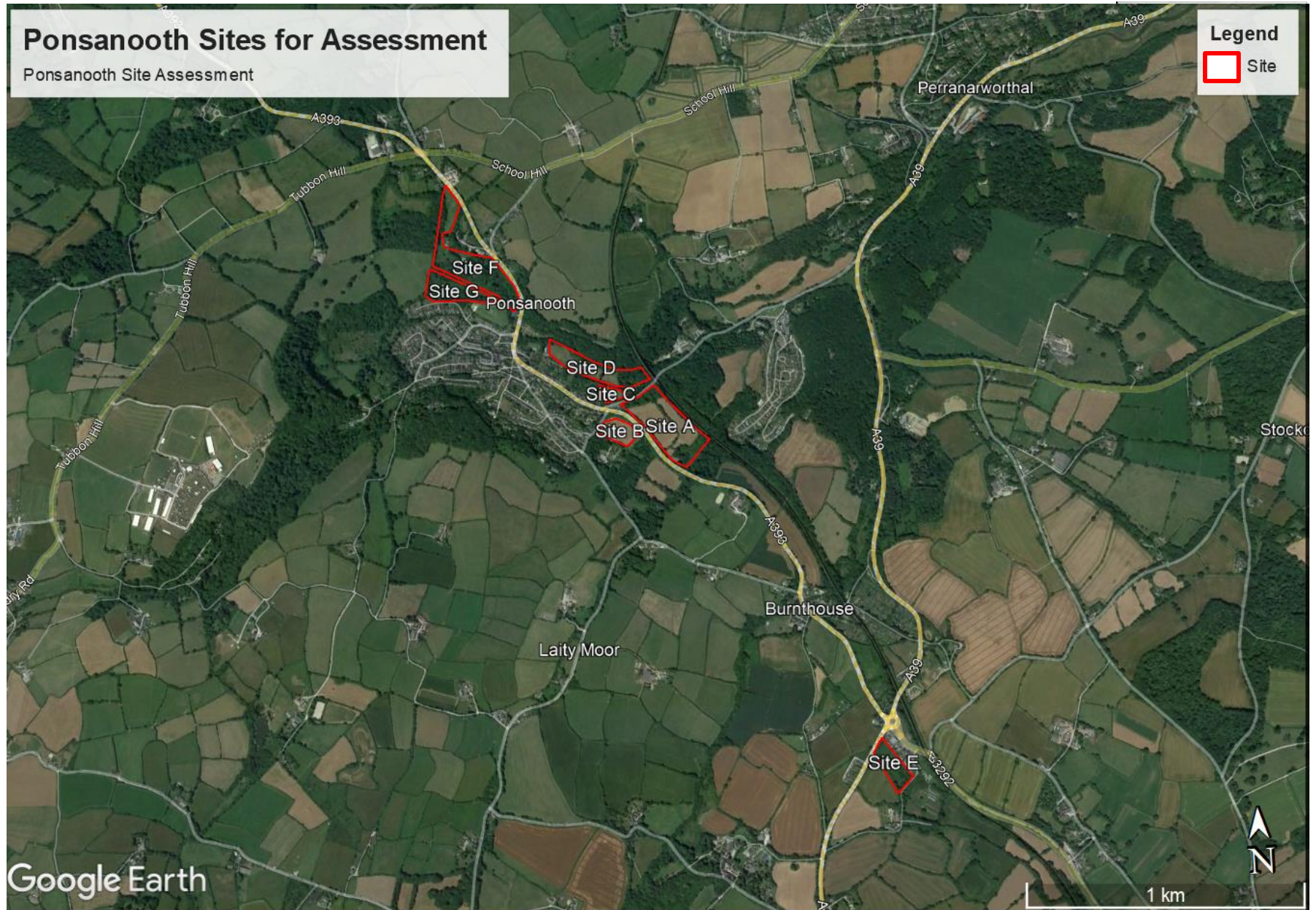
4.1 This chapter sets out the conclusions of the site assessment. Table 4-1 and Figure 4-1 list and map all identified sites and Appendix A includes the site assessment proforma.

Table 4-1 Sites identified in Ponsanooth.

Site Ref	Address	Site Source
Site A	Land east of the A393	NPG
Site B	Land south of the A393	NPG
Site C	Land just off the A393	NPG
Site D	Land south of the River Kennall	NPG
Site E	Land adjacent to Treluswell Roundabout	NPG
Site F	Land to the west of the A393 St Michael's Road.	NPG
Site G	Land to the north of Ponsvale Road	NPG

- 4.2 Site I, a mixed incubator / business site adjacent to the railway line, and Site II Barras Moor Farm were identified by the Neighbourhood Plan group, however both sites are being considered in the Neighbourhood Plan for commercial / industrial use and therefore have not been assessed in this report.
- 4.3 Site III Old Brewery Yard was also identified by the Neighbourhood Plan group, however the site has now been approved (Reference: PA21/10364) by Cornwall Council for the construction of seven new homes and conversion of a commercial unit to residential, totalling 8 dwellings. Therefore Site III Old Brewery Yard does not need to be allocated as it has planning permission.

Figure 4-1 Sites identified in Ponsanooth



Site Assessment Summary

- 4.4 Table 4-2 provides a summary of the findings of the assessment of potential development sites within the Ponsanooth Neighbourhood Plan area. The table shows a 'traffic light' rating for each site, indicating whether the site is suitable and likely to be achievable for development and therefore appropriate for allocation in the Plan. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site is less suitable or may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 4.5 Figure 4-2 illustrates the suitability of the sites for allocation in the Neighbourhood Plan.
- 4.6 As the intention is for the Neighbourhood Plan to deliver approximately 30 affordable homes and some of the sites are much larger in scale, it is likely that the site area to be considered for development should be reduced.
- 4.7 It is important to note that sites must be available for the proposed use to be allocated in the Neighbourhood Plan and that any potential site allocations should be discussed with landowners and Cornwall Council to establish whether the allocations would be supported and in line with the strategic policies of the Local Plan.

Table 4-2 Site Assessment

Site Reference	Address	Gross Site Area (Hectares) (AECOM estimate)	Capacity (Indicative number of homes)	Land use being considered	Overall Site rating for Development ²²⁾	Assessment conclusions
Site A	Land east of the A393	Approx. 4.14	The Neighbourhood Plan masterplan has estimated a capacity of up to 50 homes.	Housing		The site is greenfield and Grade 2 agricultural land which, if developed, may lead to some loss of 'best and most versatile' agricultural land. The site is within a Woodland Priority Habitat Network and is adjacent to a county Wildlife Site, which would require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc. The existing treeline separates the two fields within the site, and these trees are relatively mature and likely form an important contribution to local ecological networks (and wildlife corridors), which would also require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc. The site is within an area of Great Landscape Value. Consultation with the LPA would be required for residential development. There is currently access into the north western corner of the site via a turning from the A393. The road is busy, and the turning is relatively tight. However, the visibility and sight lines are fairly good. There are also two existing entrances to the site along the A393, one near the old school house and

²² Red indicates the site is suitable for development. Amber indicates the site is potentially suitable for development if identified issues can be resolved or constraints mitigated. Green indicates the site is suitable for development with relatively few constraints. A site needs to be available and likely to be viable for the proposed use to be allocated for development in a Neighbourhood Plan.

Site Reference	Address	Gross Site Area (Hectares) (AECOM estimate)	Capacity (Indicative number of homes)	Land use being considered	Overall Site rating for Development ²²⁾	Assessment conclusions
						the other a wider entrance to the old tip/road equipment storage area. entrance to the site from both these accesses would require significant development but there would be minimal loss of natural hedge/treeline. There is a footpath adjacent to the A393 which connects the north western section of the site to the existing village of Ponsanooth. The site is within walking distance of village services and amenities. In addition, there are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. The site is adjacent to two post medieval sites and therefore some mitigation is required if the site is developed. Consultation with Historic England may be required. The topography of the site is gently sloping as the site slopes steeply to the roads on the boundaries but is otherwise generally flat. The scale of the site as shown by the red line boundary is large and would significantly alter the size and character of the settlement if fully developed. The Neighbourhood Plan is seeking sites for small scale housing therefore a small section of the site adjacent to the existing settlement could be suitable for a limited number of homes. The site is therefore suitable for a small number of homes to meet the Neighbourhood Plan housing figure on the north western section of the site

Site Reference	Address	Gross Site Area (Hectares) (AECOM estimate)	Capacity (Indicative number of homes)	Land use being considered	Overall Site rating for Development ²²⁾	Assessment conclusions
						adjacent to the built up area. This is subject to the constraints noted above. Availability of the site would need to be established before it was considered for allocation in the Neighbourhood Plan.
Site B	Land south of the A393	Approx. 0.94	The site could potentially accommodate a small number of homes to contribute towards the housing need identified.	Housing		The site is currently greenfield and is Grade 2 agricultural land which may lead to the loss of 'best and most versatile' agricultural land. Half of the site is within a Woodland Priority Habitat Network area, which would require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc. The site is within an area of Great Landscape Value. Consultation with the LPA would be required for residential development. Access to the site is currently not possible from the existing road network. There is potential to establish access into the western section of the site (from Speech Lane), but this is challenging and could be an insurmountable constraint. Access into the northern section of the site from the A393 would require the removal of a steep and tree lined bank, and would be on a relatively steep and upwards slope from a busy road. Access into Speech Lane from Commercial Road is suitable for dual vehicles, although there are

Site Reference	Address	Gross Site Area (Hectares) (AECOM estimate)	Capacity (Indicative number of homes)	Land use being considered	Overall Site rating for Development ²²⁾	Assessment conclusions
						no line markings and vehicles would need to drive relatively slowly given the steep/tree lined banks and limited visibility around the bends in the road. Access into Speech Lane from the A393 is single lane and is a relatively sharp turning from a busy road. The site is within walking distance of local services and facilities and there are bus services along the A393. In addition, there are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. The site is adjacent to the existing built up area. If access could be achieved, the northern section of the site would be more suitable for housing due to its proximity to the built up area. The site is potentially suitable for development for a small number of homes, however the topography and difficulty in achieving access is likely to mean the site would be unsuitable for development. Availability of the site would need to be established before it was considered for allocation in the Neighbourhood Plan.
Site C	Land just off the A393	Approx. 0.38	The site could potentially accommodate a small number of homes to contribute	Housing		The site is currently greenfield Grade 2 and 3 agricultural land which, if developed, would lead to some loss of 'best and most versatile' and 'good to moderate' agricultural land. Approximately 50% of the site is within a Woodland Priority Habitat Network area which would require mitigation of any harmful effects from development.

Site Reference	Address	Gross Site Area (Hectares) (AECOM estimate)	Capacity (Indicative number of homes)	Land use being considered	Overall Site rating for Development ²²⁾	Assessment conclusions
			towards the housing need identified.			However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc. The site is within an area of Great Landscape Value. Consultation with the LPA would be required for residential development. There is currently no access however there has the potential to establish access into the northern section of the site (via the lane which is accessed via a turning from the A393). However, the turning into the lane from the A393 is relatively sharp, and relatively hidden from view on approach from Ponsanooth village. The lane slopes down to the east and eventually connects to the A39. Access into the northern section of the site would only be possible if Site D was brought forward and developed. Discussion with the Highways LPA team would be needed. The site is within walking distance of local services and facilities and there are bus services along the A393. In addition, there are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. The site topography and the difficulty of creating access could make the site unsuitable and unviable. The site is potentially suitable for development for a small number homes located within the northern

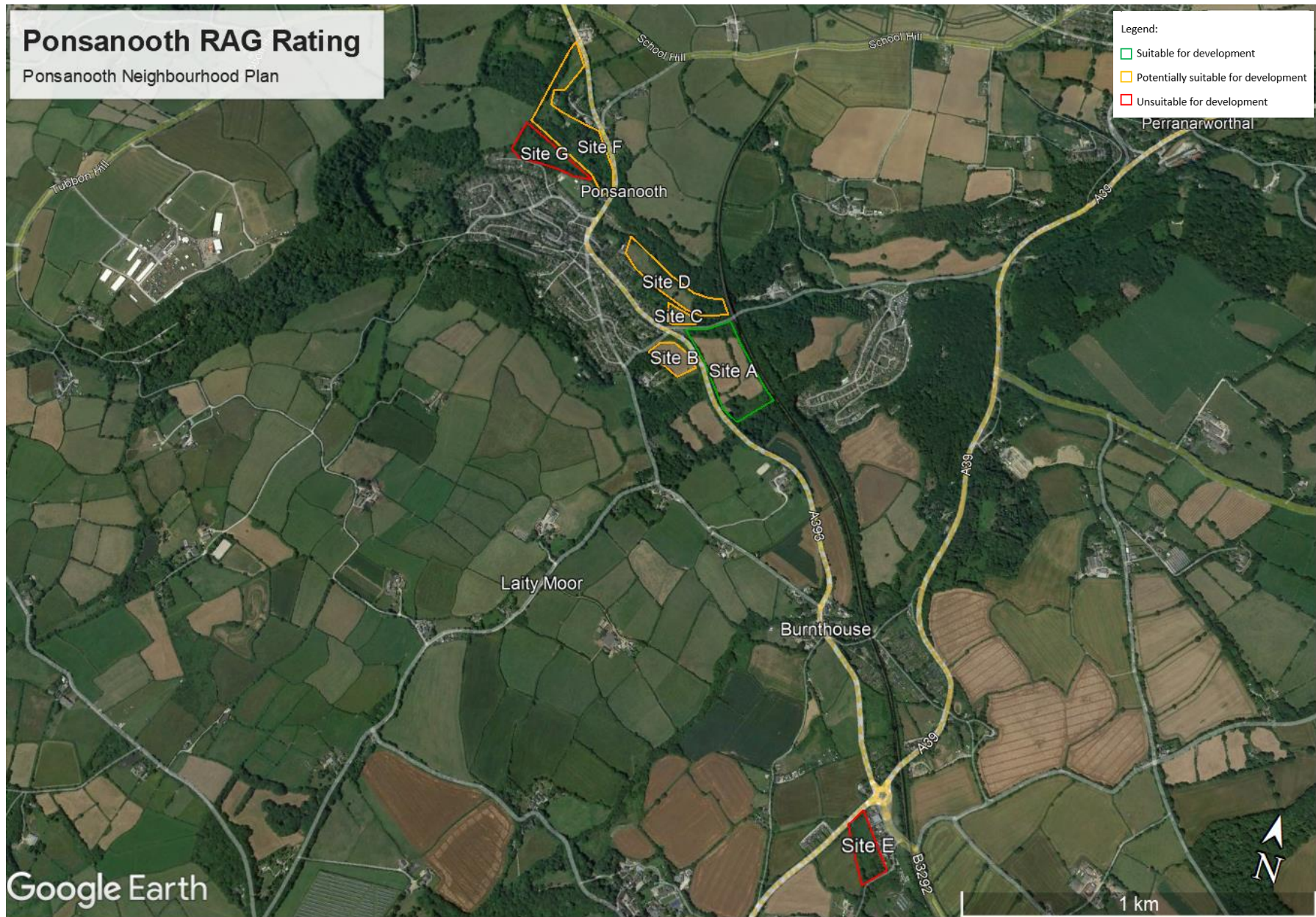
Site Reference	Address	Gross Site Area (Hectares) (AECOM estimate)	Capacity (Indicative number of homes)	Land use being considered	Overall Site rating for Development ²²⁾	Assessment conclusions
						section of the site, subject to site availability, topography issues and suitable access being achieved. Availability of the site would need to be established before it was considered for allocation in the Neighbourhood Plan.
Site D	Land south of the River Kennall	Approx. 2.37	The site could potentially accommodate a small number of homes to contribute towards the housing need identified.	Housing		The site is currently greenfield Grade 3 agricultural land which may lead to the loss of 'good to moderate' agricultural land. There is a high risk of flooding as the northern section of the site is within Flood Zone 3. Therefore, if allocated, development should be limited to the south of the site. The site is also susceptible to surface water flooding and therefore, if developed, should be addressed in the drainage strategy. The site is within a Priority Habitat Inventory for Traditional Orchards & Priority Habitat Inventory - Deciduous Woodland area and therefore would require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc. The site is within an area of Great Landscape Value. Consultation with the LPA would be required for residential development. Current access into the site is via the south eastern corner, which is a turning from the lane which is accessible via the A393. The lane is relatively wide, and is frequently used by vehicles accessing the

Site Reference	Address	Gross Site Area (Hectares) (AECOM estimate)	Capacity (Indicative number of homes)	Land use being considered	Overall Site rating for Development ²²⁾	Assessment conclusions
						Viaduct Works (Site I) and the recently completed development at Cosawes (which is further to the east along the lane, towards the A39). However there is currently no pedestrian footpath. The River Kennall flows along the northern boundary of the site. There is the potential to develop a footpath from the village, along the river, and towards Viaduct Works (Site I) and the A39. The site is within walking distance of local services and facilities and there are bus services along the A393. There are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. The site is adjacent to a World Heritage Site and therefore appropriate mitigation is required if developed as well as consultation with Historic England. The western section of the site is relatively gently sloping down towards the River Kennall, with the eastern section of the site more steeply sloping. The topography of the site and difficulty in achieving access may make the site unsuitable and unviable for development. The site is potentially suitable for development in the southern section of the site in order to gain access and avoid areas of flood risk.

Site Reference	Address	Gross Site Area (Hectares) (AECOM estimate)	Capacity (Indicative number of homes)	Land use being considered	Overall Site rating for Development ²²⁾	Assessment conclusions
						Availability of the site would need to be established before it was considered for allocation in the Neighbourhood Plan.
Site E	Land adjacent to Treluswell Roundabout	Approx. 1.16	-	Housing		The site currently consists of undeveloped scrub land behind the Petrol Station (Texaco), SPAR shop and some residential properties. Pre application advice from the Cornwall Council (Ref: PA19/01970/PREAPP) on 19 th September 2019 states that the principle of providing residential development on this site is not considered acceptable, as 'Treluswell' represents a low density straggle of dwellings which are dispersed in and around 'Treluswell' roundabout and is therefore not considered to be a settlement of a recognisable form and shape with clearly definable boundaries. In addition, development here would conflict with the Local Plan as it would result in residential development being extended into the open countryside.
Site F	Land to the west of the A393 St Michael's Road.	Approx. 4.28ha	The site could potentially accommodate a small number of homes to contribute towards the	Housing		This is a broad area to the north of Ponsanooth, which due to the topography, the difficulty of achieving access and dense tree cover (with several environmental landscape designations including an area of Great Landscape Value, adjacent to Ancient Woodland and Country Wildlife Site, Priority Habitat inventory, high grade agricultural land) and possible impact on a Grade II listed building would not be suitable for large scale development. There may be

Site Reference	Address	Gross Site Area (Hectares) (AECOM estimate)	Capacity (Indicative number of homes)	Land use being considered	Overall Site rating for Development ²²⁾	Assessment conclusions
			housing need identified.			opportunities for additional homes to be accommodated along the A393 boundary or along the private road off the A393, subject to discussions with the Highway Authority for suitable vehicular and pedestrian access being achieved, however this could be set out in a windfall policy in the Neighbourhood Plan rather than as an allocation. Availability of the site would need to be established before it was considered for allocation in the Neighbourhood Plan.
Site G	Land to the north of Ponsvale Road	Approx. 1.79ha	-	Housing		The entire site is within Flood Zone 3 and therefore development is not suitable on this site.

Figure 4-2 Map showing colour rating (Red/Amber/Green) for all sites assessed



5. Conclusions

- 5.1 The report concludes, Site A (Land east of the A393) is suitable for housing and, subject to the sites being available for development, four of the seven sites or part of the sites assessed are considered potentially suitable for a small number of homes subject to the mitigation of various constraints.
- 5.2 These are:
- Site B: Land south of the A393
 - Site C: Land just off the A393
 - Site D: Land south of the River Kennall
 - Site F: Land to the west of the A393 St Michael's Road.
- 5.3 The remaining two sites (Site E: Land adjacent to Treluswell Roundabout & Site G: Land to the north of Ponsvale Road) are not suitable for development and therefore unsuitable for allocation in the Neighbourhood Plan.
- 5.4 In addition to the sites assessed, the eastern section of Site S147 (Land at Lower, Treliever) is within the Neighbourhood Plan area on the edge of Penryn which has been assessed through the Cornwall Strategic Housing Land Availability Assessment (SHLAA) as suitable for development. The eastern part of S147 could also be included as a Neighbourhood Plan allocation as this part of the site is not allocated in Cornwall Council's current Local Plan.
- 5.5 A site must be confirmed as **available** before it is allocated in a development plan, so the availability of the land would need to be established with landowners.

Next Steps

- 5.6 Should Ponsanooth Parish Council decide to allocate a site or sites for affordable housing, the next steps will be for the Parish Council to select the sites for affordable housing allocation in the Neighbourhood Plan, based on:
- the findings of this site assessment;
 - an assessment of viability;
 - community consultation and consultation with landowners;
 - discussions with Cornwall Council;
 - any other relevant evidence that becomes available; and
 - other considerations such as the appropriate density of the proposed sites to reflect local character.

Other considerations

Viability

- 5.7 As part of the site selection process, it is recommended that the Neighbourhood Plan Group and Parish Council discusses site viability with Cornwall Council and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 5.8 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

Appendix A Individual Site Assessments

Site A

1. Site Details

Site Reference / Name	Site A
Site Address / Location	Land east of the A393
Gross Site Area (Hectares)	4.14
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	50
Site identification method / source	Site identified by the NPG
Planning history (10 years)	None
Neighbouring uses	Narrow country road to the north, railway to the east, agricultural field and woodland to the south and A393 to the east.



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	Yes- The site is within a Woodland Priority Habitat Network Area and is adjacent to a county Wildlife Site. Existing treeline separates the site into two fields and these trees are relatively mature and likely form an important contribution to the local ecological network (and wildlife corridors). The site is also within an area of Great Landscape Value.
Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i>	Low Risk
Site is at risk of surface water flooding? <i>See guidance notes:</i> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i>	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i>	Yes - Grade 2

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

No

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes / No / Unknown

No

Physical Constraints

Is the site:

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Gently sloping – the site slopes steeply to the roads on the boundaries but otherwise is relatively flat.

Is there existing vehicle access to the site, or potential to create suitable access?

Yes / No / Unknown

Yes - access into the north western corner of the site is possible via a turning from the A393. Although the road is busy and the turning is relatively tight, the visibility and sight lines are fairly good. There are also 2 existing entrances to the site along the A393, one near the old school house and the other a wider entrance to the old tip/road equipment storage area. Entrance to the site from both these accesses would require significant development but there would be minimal loss of natural hedge/treeline.

Is there existing pedestrian access to the site, or potential to create suitable access?

Yes / No / Unknown

Yes - there is a footpath adjacent to the A393 which connects the north western section of the site to the existing village of Ponsanooth

Is there existing cycle access to the site, or potential to create suitable access?

Yes / No / Unknown

Yes - access into the north western corner of the site is possible via a turning from the A393. Although the road is busy and the turning is relatively tight, the visibility and sight lines are fairly good. There are also two existing entrances to the site along the A393, one near the old school house and the other a wider entrance to the old tip/road equipment storage area. Entry to the site from both these accesses would require significant upgrades but there would be minimal loss of natural hedge/treeline.

Are there any Public Rights of Way (PRoW) crossing the site?

Yes / No / Unknown

No

Are there any known Tree Preservation Orders on the site?

Yes / No / Unknown

No

2. Assessment of Suitability

Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes - there is a gas pipeline running north-south along the western boundary of the site. To the east of the railway there is a Global Systems for Mobile communications mast used by Railway. This is currently considered as a 2/3G mast and requires an easement area that varies between 20 - 30 meters. Further assessment is required before development can take place on site.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Ponsanooth Village Store)	<400m	>1200m (nearest train station is Peranwell / Penryn)	400-1200m (Kennall Vale School)	>3900m (Penryn College)	>800m (Kennal Nature Reserve)	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of landscape?

- *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - adjacent to two post medieval sites (information taken from CC interactive map)

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Local Plan Policy 7: Housing in the countryside states that the development of new homes in the open countryside will only be permitted where there are special circumstances.
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Outside and not connected to the existing built up area - north western point of the site is opposite the outer edge / existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	n/a
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	Yes, the site as defined is of a scale that would alter the size and character of the settlement but it is likely that a reduced site area could accommodate a smaller number of homes sensitively.

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Unknown .
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - access improvements needed.
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	The site could potentially accommodate a small number of homes to meet the housing need identified.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known
Other key information	There are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. This would potentially be accessed through the southern corner of Site A (via a turning from the A393). The planned station is not in current funding cycle but could potentially come forward during the Neighbourhood Plan period.
Overall rating (Red/Amber/Green) The site is suitable The site is potentially suitable The site is not currently suitable Are there any known viability issues? Yes / No	The site is suitable Yes - access improvements needed.

Summary of justification for rating	The site is greenfield and Grade 2 agricultural land which, if developed, may lead to some loss of 'best and most versatile' agricultural land. The site is within a Woodland Priority Habitat Network and is adjacent to a county Wildlife Site, which would require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc. The existing treeline separates the two fields within the site, and these trees are relatively mature and likely form an important contribution to local ecological networks (and wildlife corridors), which would also require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc. The site is within an area of Great Landscape Value. Consultation with the LPA would be required for residential development. There is currently access into the north western corner of the site via a turning from the A393. The road is busy, and the turning is relatively tight. However, the visibility and sight lines are fairly good. There are also 2 existing entrances to the site along the A393, one near the old school house and the other a wider entrance to the old tip/road equipment storage area. entrance to the site from both these accesses would require significant development but there would be minimal loss of natural hedge/treeline. There is a footpath adjacent to the A393 which connects the north western section of the site to the existing village of Ponsanooth. The site is within walking distance of village services and amenities. In addition, there are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. The site is adjacent to two post medieval sites and therefore some mitigation is required if the site is developed. Consultation with Historic England may be required. The topography of the site is gently sloping as the site slopes steeply to the roads on the boundaries but is otherwise generally flat. The scale of the site as shown by the red line boundary is large and would significantly alter the size and character of the settlement if fully developed. The Neighbourhood Plan is seeking sites for small scale housing therefore a small section of the site adjacent to the existing settlement could be suitable for a limited number of homes. It is understood that there is an existing tenant on the site but this is not expected to affect the development. The site is therefore suitable for a small number of homes to meet the Neighbourhood Plan housing figure on the north western section of the site adjacent to the built up area. This is subject to the constraints noted above. Availability of the site would need to be established before it was considered for allocation in the Neighbourhood Plan.
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Site B

1. Site Details	
Site Reference / Name	Site B
Site Address / Location	Land south of the A393
Gross Site Area (Hectares)	0.94
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Site identified by the NPG
Planning history (10 years)	None
Neighbouring uses	A393 to the north, woodland to the east, woodland and Cosawes Barton holiday accommodation to the south. Speeches lane to the west.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - approximately 50% of the site is within a Woodland Priority Habitat Network. The site is also within an area of Great Landscape Value.

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 2

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Gently sloping or uneven - the site gently slopes down to the north west
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	No - access to the site is currently not possible from the existing road network. There is potential to establish access into the western section of the site (from Speech Lane), but is challenging. Access into the northern section of the site from the A393 would require the removal of a steep and tree lined bank, and would be on a relatively steep and upwards slope from a busy road. Access into Speech Lane from Commercial Road is suitable for vehicles, although the safety aspects would need to be confirmed by the Highways Authority given the steep/tree lined banks and visibility. Access into Speech Lane from the A393 is single lane and is a relatively sharp turning from a busy road.
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No - access could be gained from the A393 or Speech Lane. However due to the vehicular access issues safety for pedestrians would be a key issue.
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	No - access to the site is currently not possible from the existing road network. There is potential to establish access into the western section of the site (from Speech Lane), but is challenging. Access into the northern section of the site from the A393 would require the removal of a steep and tree lined bank, and would be on a relatively steep and upwards slope from a busy road. Access into Speech Lane from Commercial Road is suitable for dual vehicles, although there are no line markings and vehicles would need to drive relatively slowly given the steep/tree lined banks and poor(ish) visibility around the bends in the road. Access into Speech Lane from the A393 is single lane and is a relatively sharp turning from a busy road.

2. Assessment of Suitability

Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i>	No
Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i>	No
Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Ponsanooth Village Store)	<400m	>1200m (nearest train station is Peranwell / Penryn)	400-1200m (Kennall Vale School)	>3900m (Penryn College)	>800m (Kennall Nature Reserve)	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Medium sensitivity - the site is mostly screened from view from the wooded banks along its boundaries. However the site itself is relatively open in character.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No

2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Local Plan Policy 7: Housing in the countryside states that the development of new homes in the open countryside will only be permitted where there are special circumstances.
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	n/a
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	The site could potentially accommodate a small number of homes to meet the housing need identified.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known
Other key information	There are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. This would potentially be accessed through the southern corner of Site A (via a turning from the A393). The planned station is not in current funding cycle but could potentially come forward during the Neighbourhood Plan period.
Overall rating (Red/Amber/Green) The site is suitable The site is potentially suitable The site is not currently suitable Are there any known viability issues? Yes / No	The site is potentially suitable Unknown
Summary of justification for rating	The site is currently greenfield and is Grade 2 agricultural land which may lead to the loss of 'best and most versatile' agricultural land. Half of the site is within a Woodland Priority Habitat Network area, which would require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc. The site is within an area of Great Landscape Value. Consultation with the LPA would be required for residential development. Access to the site is currently not possible from the existing road network. There is potential to establish access into the western section of the site (from Speech Lane), but this is challenging and could be an insurmountable constraint. Access into the northern section of the site from the A393 would require the removal of a steep and tree lined bank, and would be on a relatively steep and upwards slope from a busy road. Access into Speech Lane from Commercial Road is suitable for dual vehicles, although there are no line markings and vehicles would need to drive relatively slowly given the steep/tree lined banks and limited visibility around the bends in the road. Access into Speech Lane from the A393 is single lane and is a relatively sharp turning from a busy road. The site is within walking distance of local services and facilities and there are bus services along the A393. In addition, there are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. The site is adjacent to the existing built up area. If access could be achieved, the northern section of the site would be more suitable for housing due to its proximity to the built up area. The site is potentially suitable for development for a small number of homes, however the topography and difficulty in achieving access is likely to mean the site would be unsuitable for development. Availability of the site would need to be established before it was considered for allocation in the Neighbourhood Plan.

Site C

1. Site Details	
Site Reference / Name	Site C
Site Address / Location	Land north of A393
Gross Site Area (Hectares)	0.38
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Site identified by the NPG
Planning history (10 years)	None
Neighbouring uses	Narrow country road to the south, Site D and woodland to the east, Site D which is a field to the north, and a residential house and private garden to the west.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - approximately 50% of the site is within a Woodland Priority Habitat Network. The site is also within an area of Great Landscape Value.

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Medium Risk - small section of the south western edge is susceptible to surface water flooding

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 2 & Grade 3

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Steeply sloping - the site steeply slopes to the north, down towards the River Kennall
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Unknown - potential to establish access into the northern section of the site (via the lane which is accessed via a turning from the A393). However, the turning into the lane from the A393 is sharp, and hidden from view on approach from Ponsanooth village. The lane slopes down to the east and eventually connects to the A39. Access to the site would be possible for a small increase in traffic. Access into the northern section of the site would only be possible if Site D was brought forward and developed.
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	Unknown - potential to establish access into the northern section of the site (via the lane which is accessed via a turning from the A393). However safety for pedestrians would be a concern.
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Unknown - potential to establish access into the northern section of the site (via the lane which is accessed via a turning from the A393). However, the turning into the lane from the A393 is relatively sharp, and relatively hidden from view on approach from Ponsanooth village. The lane slopes down to the east and eventually connects to the A39. Access into the northern section of the site would only be possible if Site D was brought forward and developed.
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No

2. Assessment of Suitability

Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Ponsanooth Village Store)	<400m	>1200m (nearest train station is Peranwell / Penryn)	400-1200m (Kennall Vale School)	>3900m (Penryn College)	>800m (Kennall Nature Reserve)	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity
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2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity - trees surround the site borders and provide an element of visual screening. As the site slopes away from the village, this lessens the prominence of the site. Nonetheless, the site is open in character, and is highly visible from the Viaduct (directly to the east).

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?
Yes / No / Unknown**

No

Are there any other relevant planning policies relating to the site?

Local Plan Policy 7: Housing in the countryside states that the development of new homes in the open countryside will only be permitted where there are special circumstances.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent and connected to /
Outside and not connected to*

n/a

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Unknown.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	The site could potentially accommodate a small number of homes to meet the housing need identified.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known
Other key information	There are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. This would potentially be accessed through the southern corner of Site A (via a turning from the A393). The planned station is not in current funding cycle but could potentially come forward during the Neighbourhood Plan period.
Overall rating (Red/Amber/Green) The site is suitable The site is potentially suitable The site is not currently suitable . Are there any known viability issues? Yes / No	The site is potentially suitable Unknown
Summary of justification for rating	The site is currently greenfield Grade 2 and 3 agricultural land which, if developed, would lead to some loss of 'best and most versatile' and 'good to moderate' agricultural land. Approximately 50% of the site is within a Woodland Priority Habitat Network area which would require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc. The site is within an area of Great Landscape Value. Consultation with the LPA would be required for residential development. There is currently no access however there has the potential to establish access into the northern section of the site (via the lane which is accessed via a turning from the A393). However, the turning into the lane from the A393 is relatively sharp, and relatively hidden from view on approach from Ponsanooth village. The lane slopes down to the east and eventually connects to the A39. Access into the northern section of the site would only be possible if Site D was brought forward and developed. Discussion with the Highways LPA team would be needed. The site is within walking distance of local services and facilities and there are bus services along the A393. In addition, there are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. The site topography and the difficulty of creating access could make the site unsuitable and unviable. The site is potentially suitable for development for a small number homes located within the northern section of the site, subject to site availability, topography issues and suitable access being achieved. Availability of the site would need to be established before it was considered for allocation in the Neighbourhood Plan.

Site D

1. Site Details	
Site Reference / Name	Site D
Site Address / Location	Land south of the River Kennall
Gross Site Area (Hectares)	2.37
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Field / Woodland
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Site identified by the NPG
Planning history (10 years)	None
Neighbouring uses	River Kennall and woodland to the north, railway line to the east, Site C and field to the south as well as residential properties and private gardens. Residential properties to the west.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Priority Habitat Inventory - Traditional Orchards & Priority Habitat Inventory - Deciduous Woodland. The site is also within an area of Great Landscape Value.

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

High Risk (northern section of the site is in Flood Zone 3)

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Medium Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <i>Yes / No / Unknown</i>	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i>	No
Physical Constraints	
Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	Steeply sloping - the western section of the site is relatively gently sloping down towards the River Kennall, with the eastern section of the site more steeply sloping.
Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - current access into the site is via the south eastern corner, which is a turning from the lane which is accessible via the A393. The lane is relatively wide, and is frequently used by vehicles accessing the Viaduct Works (Site I) and the recently completed development at Cowsawes (which is further east along the lane, towards the A39).
Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	No - the River Kennall flows along the northern boundary of the site. Potential to develop a footpath from the village, along the river, and towards Viaduct Works (Site I) and the A39. Vehicular access into the site is via the south eastern corner, which is a turning from the lane which is accessible via the A393 however there is currently no pedestrian footpath.
Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - current access into the site is via the south eastern corner, which is a turning from the lane which is accessible via the A393. The lane is relatively wide, and is frequently used by vehicles accessing the Viaduct Works (Site I) and the recently completed development at Cowsawes (which is further to the east long the lane, towards the A39).
Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i>	No
Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i>	No

2. Assessment of Suitability

Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Ponsanooth Village Store)	<400m	>1200m (nearest train station is Peranwell / Penryn)	400-1200m (Kennall Vale School)	>3900m (Penryn College)	>800m (Kennall Nature Reserve)	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity
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2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is located at the bottom of a river valley, with the wooded area to the north located on a steep slope. Woodland / tree lined banks border all of the site boundaries.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - adjacent to World Heritage Site

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?
Yes / No / Unknown**

No

Are there any other relevant planning policies relating to the site?

Local Plan Policy 7: Housing in the countryside states that the development of new homes in the open countryside will only be permitted where there are special circumstances.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent and connected to /
Outside and not connected to*

n/a

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	The site could potentially accommodate a small number of homes to meet the housing need identified.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known
Other key information	There are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. This would potentially be accessed through the southern corner of Site A (via a turning from the A393). The planned station is not in current funding cycle but could potentially come forward during the Neighbourhood Plan period.
Overall rating (Red/Amber/Green) The site is suitable The site is potentially suitable The site is not currently suitable . Are there any known viability issues? Yes / No	The site is potentially suitable Unknown
Summary of justification for rating	The site is currently greenfield Grade 3 agricultural land which may lead to the loss of 'good to moderate' agricultural land. There is a high risk of flooding as the northern section of the site is within Flood Zone 3. Therefore, if allocated, development should be limited to the south of the site. The site is also susceptible to surface water flooding and therefore, if developed, should be addressed in the drainage strategy. The site is within a Priority Habitat Inventory for Traditional Orchards & Priority Habitat Inventory - Deciduous Woodland area and therefore would require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc. The site is within an area of Great Landscape Value. Consultation with the LPA would be required for residential development. Current access into the site is via the south eastern corner, which is a turning from the lane which is accessible via the A393. The lane is relatively wide, and is frequently used by vehicles accessing the Viaduct Works (Site I) and the recently completed development at Cosawes (which is further to the east along the lane, towards the A39). However there is currently no pedestrian footpath. The River Kennall flows along the northern boundary of the site. There is the potential to develop a footpath from the village, along the river, and towards Viaduct Works (Site I) and the A39. The site is within walking distance of local services and facilities and there are bus services along the A393. There are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. The site is adjacent to a World Heritage Site and therefore appropriate mitigation is required if developed as well as consultation with Historic England. The western section of the site is relatively gently sloping down towards the River Kennall, with the eastern section of the site more steeply sloping. The topography of the site and difficulty in achieving access may make the site unsuitable and unviable for development. The site is potentially suitable for development in the southern section of the site in order to gain access and avoid areas of flood risk. Availability of the site would need to be established before it was considered for allocation in the Neighbourhood Plan.

Site E

1. Site Details	
Site Reference / Name	Site E
Site Address / Location	Land adjacent to Treluswell Roundabout
Gross Site Area (Hectares)	0.31
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Petrol Station, SPAR shop and residential houses.
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Site identified by the NPG
Planning history (10 years)	None on the site. Pre app advice given for the land directly west of the site in July 2019 for residential development.
Neighbouring uses	Treluswell Roundabout to the north of the site, the B3292 to the east of the site, narrow country road to the south of the site and a field to the west of the site.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i>	Low Risk
Site is at risk of surface water flooding? <i>See guidance notes:</i> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i>	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i>	Yes - Grade 3, with a small section Grade 2.

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <i>Yes / No / Unknown</i>	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i>	No
Physical Constraints	
Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	Flat or relatively flat - predominantly flat and is fairly visible from the surrounding areas – particularly from the existing road network.
Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - access into the northern section of the site is currently possible via a turning from the B3292. However, this access is within relative proximity to the existing roundabout and is perhaps less suited for frequent use. The current access also serves the Texaco garage.
Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - access from the B3292.
Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - access into the northern section of the site is currently possible via a turning from the B3292. However, this access is within relative proximity to the existing roundabout and is perhaps less suited for frequent use. The current access also serves the Texaco garage.
Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i>	No
Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i>	No
Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (SPAR however if the site is developed then this SPAR may no longer be here)	<400m	>1200m (nearest train station is Peranwell / Penryn)	>1200m (Kennall Vale School)	1600-3900m (Penryn College)	>800m (Devichoy's Wood Nature Reserve)	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - site is fairly visible from the surrounding areas - particularly from the existing road network.

2. Assessment of Suitability

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?
Yes / No / Unknown**

No

Are there any other relevant planning policies relating to the site?

Local Plan Policy 7: Housing in the countryside states that the development of new homes in the open countryside will only be permitted where there are special circumstances.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

n/a

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Not known
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known
Other key information	There are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. This would potentially be accessed through the southern corner of Site A (via a turning from the A393). The planned station is not in current funding cycle but could potentially come forward during the Neighbourhood Plan period. Noise and air pollution is a key concern and would require mitigation due to the number of vehicles passing in proximity.
Overall rating (Red/Amber/Green) The site is suitable The site is potentially suitable . The site is not currently suitable . Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable Unknown
Summary of justification for rating	The site currently consists of undeveloped scrub land behind the Petrol Station (Texaco), SPAR shop and some residential properties. Pre application advice from the Cornwall Council (Ref: PA19/01970/PREAPP) on 19th September 2019 states that the principle of providing residential development on this site is not considered acceptable, as 'Treluswell' represents a low density straggle of dwellings which are dispersed in and around 'Treluswell' roundabout and is therefore not considered to be a settlement of a recognisable form and shape with clearly definable boundaries. In addition, development here would conflict with the Local Plan as it would result in residential development being extended into the open countryside.

Site F

1. Site Details	
Site Reference / Name	Site F
Site Address / Location	Land to the west of the A393 St Michael's Road.
Gross Site Area (Hectares)	4.28
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Woodland and private property
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Site identified by the NPG
Planning history (10 years)	None
Neighbouring uses	A393 St Michael's Road to the north and east of the site. There is also a private road to the north of the site with a few private properties. Woodland is to the south of the site (Site G). An open field is to the west of the site.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Partly or adjacent - adjacent to Ancient Woodland and County Wildlife site

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Priority Habitat Inventory - Traditional Orchards & Priority Habitat Inventory - Deciduous Woodland. The site is also within an area of Great Landscape Value.

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

High Risk (the southern section of the site is within Flood Zone 3)

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Medium Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3 and Grade 2

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping	Steeply sloping - steeply sloping and narrow site. The site slopes down to the south/south east from the A393.
Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes - access into the northern section of the site from the A393 is via a single lane track, which has relatively poor sight lines and tight turnings off a busy road. The steepness of the slope is also a potential barrier.
Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown	No - access for vehicles into the northern section of the site from the A393 is via a single lane track, which has relatively poor sight lines and tight turnings off a busy road. The steepness of the slope is also a potential barrier. There is currently no pedestrian footpath and pedestrians safety is a key concern.
Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	Yes - access into the northern section of the site from the A393 is via a single lane track, which has relatively poor sight lines and tight turnings off a busy road. The steepness of the slope is also a potential barrier.
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No - 10 TPOs adjacent to the site.
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Ponsanooth Village Store)	<400m	>1200m (nearest train station is Peranwell / Penryn)	400-1200m (Kennall Vale School)	>3900m (Penryn College)	>800m (Kennall Nature Reserve)	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - some views into the site from neighbouring properties

2. Assessment of Suitability

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible - A Grade II listed building is in close proximity to the site
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible - A woollen mill is in close proximity to the site

Planning Policy Constraints

Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	Local Plan Policy 7: Housing in the countryside states that the development of new homes in the open countryside will only be permitted where there are special circumstances.
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield - mainly Greenfield land with one house.
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	n/a
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Multiple ownership
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	There may be opportunities for additional homes to be accommodated along the A393 boundary or along the private road off the A393, subject to discussions with the Highway Authority for suitable vehicular and pedestrian access being achieved.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known
Other key information	There are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. This would potentially be accessed through the southern corner of Site A (via a turning from the A393). The planned station is not in current funding cycle but could potentially come forward during the Neighbourhood Plan period.
Overall rating (Red/Amber/Green) The site is suitable The site is potentially suitable . The site is not currently suitable . Are there any known viability issues? Yes / No	The site is potentially suitable Unknown
Summary of justification for rating	This is a broad area to the north of Ponsanooth, which due to the topography, the difficulty of achieving access and dense tree cover (with several environmental landscape designations including an area of Great Landscape Value, adjacent to Ancient Woodland and Country Wildlife Site, Priority Habitat inventory, high grade agricultural land) and possible impact on a Grade II listed building would not be suitable for large scale development. There may be opportunities for additional homes to be accommodated along the A393 boundary or along the private road off the A393, subject to discussions with the Highway Authority for suitable vehicular and pedestrian access being achieved, however this could be set out in a windfall policy in the Neighbourhood Plan rather than as an allocation. Availability of the site would need to be established before it was considered for allocation in the Neighbourhood Plan.

Site G

1. Site Details	
Site Reference / Name	Site G
Site Address / Location	Land to the north of Ponsvale Road
Gross Site Area (Hectares)	1.79
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Woodland
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Site identified by the NPG
Planning history (10 years)	None on the site. Adjacent to the site an application was approved with conditions in 2018 for construction of replacement community building incorporating a Pre-School, changing facilities and toilets in an alternative location (reference: PA18/04642).
Neighbouring uses	The northern and eastern boundary is adjacent to woodland (Site F). The southern boundary is adjacent to a community building and Ponsvale Road. The western boundary is adjacent to a field.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Priority Habitat Inventory - Deciduous Woodland. The site is also within an area of Great Landscape Value.

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

High Risk (most of the site is within Flood Zone 3)

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Medium Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <i>Yes / No / Unknown</i>	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i>	No
Physical Constraints	
Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	Flat or relatively flat - likely to be relatively flat given its location on a flood plain associated with the River Kennall.
Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	No - access into the site would likely only be possible if Site F was brought forward for development. This would be via a turning from the A393 (as there is an existing lane into Site F), but, this is a steep slope and a single lane track from a busy road (i.e. less suited for frequent use). Access into the southern section of the site is challenging due to the physical barrier of the River Kennall, existing properties, and the recreational playground. However, the site itself is relatively close to Ponsanooth village. Potential to establish access via Ponsvale, but this would 1) have to go over the River Kennall and 2) result in the loss of a privately owned green space. Ponsvale is also accessed via the A393 (near to the recently constructed pedestrian crossing in Ponsanooth village). This turning is already busy – with multiple entry/exit points.
Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	No - access into the site would likely only be possible if Site F was brought forward for development. This would be via a turning from the A393 (as there is an existing lane into Site F), but, this is a steep slope and a single lane track from a busy road (i.e. less suited for frequent use). Access into the southern section of the site is challenging due to the physical barrier of the River Kennall, existing properties, and the recreational playground. However, the site itself is relatively close to Ponsanooth village. Potential to establish access via Ponsvale, but this would 1) have to go over the River Kennall and 2) result in the loss of a privately owned green space. Ponsvale is also accessed via the A393 (near to the recently constructed pedestrian crossing in Ponsanooth village). This turning is already busy – with multiple entry/exit points.

2. Assessment of Suitability

Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown	No - access into the site would likely only be possible if Site F was brought forward for development. This would be via a turning from the A393 (as there is an existing lane into Site F), but, this is a steep slope and a single lane track from a busy road (i.e. less suited for frequent use). Access into the southern section of the site is challenging due to the physical barrier of the River Kennall, existing properties, and the recreational playground. However, the site itself is relatively close to Ponsanooth village. Potential to establish access via Ponsvale, but this would 1) have to go over the River Kennall and 2) result in the loss of a privately owned green space. Ponsvale is also accessed via the A393 (near to the recently constructed pedestrian crossing in Ponsanooth village). This turning is already busy – with multiple entry/exit points.
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Are there other significant trees within or adjacent to the site? Within / Adjacent / No / Unknown	Unknown
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Unknown
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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2. Assessment of Suitability

Distance (metres)	<400m (Ponsanooth Village Store)	400-800m	>1200m (nearest train station is Peranwell / Penryn)	<400m (Kennall Vale School)	>3900m (Penryn College)	>800m (Kennall Nature Reserve)	>800m
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Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity
Is the site low, medium or high sensitivity in terms of visual amenity? <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
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2. Assessment of Suitability

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	Local Plan Policy 7: Housing in the countryside states that the development of new homes in the open countryside will only be permitted where there are special circumstances.
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	n/a
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown – the site is jointly owned by the Ponsvale Residents Association.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Not known
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not known
Other key information	There are ongoing conversations with Network Rail with regards to providing a station to serve Ponsanooth. This would potentially be accessed through the southern corner of Site A (via a turning from the A393). The planned station is not in current funding cycle but could potentially come forward during the Neighbourhood Plan period.
Overall rating (Red/Amber/Green) The site is suitable The site is potentially suitable The site is not currently suitable Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable Unknown
Summary of justification for rating	The entire site is within Flood Zone 3 and therefore development is not suitable on this site.

