Callington and Kelly Bray Neighbourhood Plan Site Assessment

February 2023





























Report number	Status	Date	Revision	Author / checked
171111 R 04 01	DRAFT	February 2023	-	LC/DCC

Contents

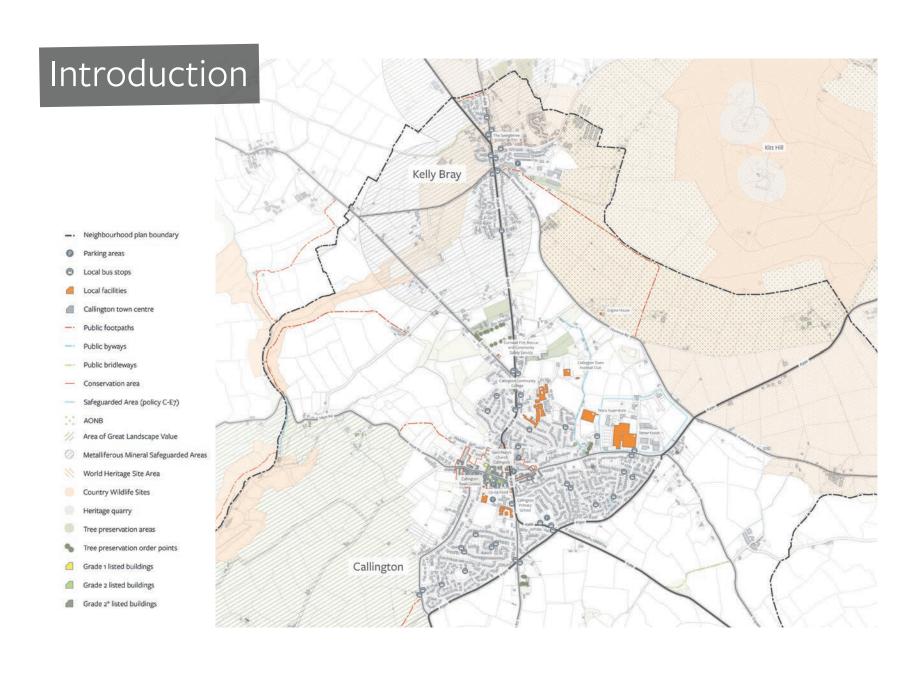
Introduction

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1.0 Introduction

- 1.2.1 This report was commissioned following
 Cornwall Council's response to a request for
 Strategic Environmental Assessment and
 Habitats Regulation Assessment Screening
 Opinion for the Draft Callington and Kelly Bray
 Neighbourhood Plan. As part of this process
 the Council consulted Natural England. Natural
 England advised that further work was required
 to assess the sensitivity of the landscape to the
 impacts of development to support the site
 allocation proposed in the Draft Neighbourhood
 Plan.
- 1.2.2 Site assessments for the Neighbourhood Plan, initially followed the draft site assessment methodology provided by Cornwall Council. However, following the comments from Natural England, this report will assess sites in line with Natural England's recommended approach to assessing landscape sensitivity and site assessment guidance provided by Locality. Further details are provide in the methodology section of this report.
- 1.2.3 This document provides explanatory notes and a detailed evidence base for the proposed housing allocations that have been outlined within the Draft Callington and Kelly Bray Neighbourhood Plan. It provides relevant background information with regards to the local policy context and details of the landscape and visual baseline.
- 1.2.4 The information provided supports the creation of a town growth and housing allocation strategy that is mindful of environmental concerns and best practice, utilising evidence from several desk based analyses, in person research and consultations with the local community.

1.1 Study area

1.1.1 The neighbourhood plan area that this report concerns was officially designated in 2014 following an application by Callington Town Council to Cornwall Council. This area is detailed overleaf, by the red line boundary.

1.2 Housing background

- 1.2.1 This report details a landscape and visual baseline for which any forthcoming planning application in the area can be considered, and more detailed landscape and visual impacts assessed. It also makes reference to defined delivery areas and the housing requirement for Callington and Kelly Bray (Cornwall Local Plan 2010 2030)
- 1.2.2 Cornwall Local Plan: Strategic Policies apportions 1,100 dwellings to be delivered in the eight parishes that make up the Caradon Community Network Area (CNA) between 2010 and 2030. There is a specific apportionment of 480 dwellings for the parish of Callington over the same period.
- 1.2.3 Figures supplied by Cornwall Council are presented in the table below. These indicate that previous completions and existing permissions total 503 dwellings.

1.2.4 Figure 1.1

Callington & Kelly Bray	a. Local Plan Hous- ing Target (April 2010-April 2030)	b. Commitments (-10%) (April 2020)	c. Comple- tions (April 2010- April 2020)	d. Windfall on sites of less than 10 homes 2024 - 2030	Residual Local Plan Target (April 2020-2030) (a-(b+c)-d)
Totals	480	331	172	40	-63

1.2.5 It is noted that this figure includes a 10% reduction on total commitments to allow a proportion of these to lapse. The Council also anticipate that a further 40 dwellings are likely

- to come forward between 2026 and 2030 as what they describe as 'windfalls'.
- 1.2.6 Delivering housing in the future
- 1.2.7 Notwithstanding the above, the Neighbourhood Plan proposes to allocate sites for approximately 215 dwellings, through the allocation policies 10 and 11, for 174 and 40 homes respectively.
- 1.2.8 The reasons for the level of development proposed is linked to the following considerations, detailed within the Plan: Community Led Planning, Meeting Affordable Housing Need (existing commitments are expected to provide 65 affordable homes between 2010 and 2030 leaving a shortfall of some 58 homes), Care Home Delivery, Infrastructure Improvements Delivery, Community Facilities Delivery, increased provisions for Self and Custom Build, Additional Flexibility and the Future Proofing the Neighbourhood Plan.
- 1.2.9 Since the Cornwall Local Plan (adopted in 2016), increasing affordable housing need has been identified for Callington Parish. Between March December 2021 affordable housing need in Callington increased from 123 to 185, further supporting the need for allocated, affordable housing provisions within the town.
- 1.2.10 Please see below for further details Figure 1.2:

Callington Parish, affordable housing need (December 2021)						
Grand total	90	64	25	5	1	185
Over 55s	43	3	1			47

Background and methodology

Figure 2.1ww- Neighbourhood Plan Housing Policies

Policy 9 - Land West of Florence Road, Callington A site of approximately 2.3 hectares is allocated for employment development, including:

- a) Office, general industrial or storage and distribution uses as appropriate to the site and its wider context, ensuring that there is also a mix of unit size to enable businesses to start up and expand; support will also be given to employment generating uses provided that they are compatible with the immediate surroundings and do not conflict with town centre uses;
- b) Traffic management in the surrounding area to avoid impact from heavy vehicles accessing the site;
- c) Areas of green infrastructure providing opportunities for biodiversity enhancement and informal recreation;
- d) Strategic landscaping to the eastern and southern bound aries to enhance biodiversity and integrate the development into the landscape.

Policy 10 - Land South of Station Road, Kelly Bray

A site of approximately 1.4 hectares is allocated for mixed use development, to include:

- a) Approximately 40 homes, with a target of 30% affordable homes and an emphasis on providing a mix of housing types and sizes to reflect local need:
- b) At least 5% of open market housing to be provided as serviced dwelling plots for sale to self or custom builders;
- c) A site for a village hall-
- d) Highway improvements to Station Road;
- e) Strategic landscaping to the eastern and southern boundaries to enhance biodiversity and integrate the development into the landscape:
- f) Green infrastructure providing opportunities for informal recreation and local food production

Policy 11 - Land North of Saltash Road, Callington

A site of approximately 6.4 hectares is allocated for mixed use development, to include:

- a) Approximately 175 homes, with a target of 30% affordable homes and an emphasis on providing a mix of housing types and sizes to reflect local need:
- b) At least 5% of open market housing to be provide as serviced dwelling plots for sale to self or custom builders;
- c) Land for office, light industrial or other employment uses that are compatible with the immediate surroundings and do not conflict with town centre uses. A mix of unit sizes should be provided to enable businesses to start up and expand;
- d) Pedestrian and cycle links to the consented health centre site.
- e) A pedestrian, cycle and vehicle link between A388 and A390 suitable to accommodate commercial vehicles;
- f) Strategic landscaping to the boundaries to enhance biod versity and integrate the development into the landscape;
- g) Green infrastructure providing opportunities for informa recreation and local food production.

2.0 Background and Methodology

- 2.2.1 Town Vision and Neighbourhood Plan Background
- 2.2.2 Broader information gathering has informed choices, yet there has also been a more structured analysis of sites.
- 2.2.3 This serves to add structure, but also flexibility with regards to plans, as local opinions serve to guide gaps in more scientific information.
- 2.2.4 There has been many milestones reached since the neighbourhood planning steering group was formed, including town surveys, steering group workshops and public consultations that have influenced the outcome Callington and Kelly Bray Neighbourhood Plan and Vision Document.
- 2.2.5 A wealth of general information on landscape designations within neighbourhood plan area has been gathered, alongside information and observations provided by the town's residents.
- 2.2.6 Opinions are likely to have to some extent been guided by deliver-ability and so presenting a broader analysis of sites can help to establish an overview of strengths and possible limitations.
- 2.2.7 Please see the detailed housing policies that were incoporated into the Callignton Neighbourhood Plan (as currently drafted).
- 2.2.8 Limitations of Vision Exercises
- 2.2.9 The limitations of higher level analysis must be acknowledged. In particular, the benefits and constraints and / negative impacts of schemes being developed must be closely scrutinised as part of forthcoming outline / reserved matters applications. The Neighbourhood Plan will guide development as far as possible, but it's position may be subject to revision following

indeterminable future developments.

- 2.2.10 Site specific considerations will be:
 - Units of analysis e.g. development units
 - Unknown development details
 - The associated mitigation features

2.1 Report Methodology

- 2.1.1 The report provides a general framework of the development sites within Callington and Kelly Bray, informed by desktop analysis and the analysis of viewpoints.
- 2.1.2 The core objective of this report is to strengthen the evidence of the proposed site allocations and to present and identify the metrics that were used, which can then be used as a basis for broader and further analysis.
- 2.1.3 A high-level review of landscape designations and viewpoints is made that incorporates landscape sensitivity criteria and site assessment constraints defined by Natural England ("An approach to landscape sensitivity", 2019, accessed via: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf) and Locality (Neighbourhood Planning.org website guidance Site Assessment Appendix A, produced by Locality, 2022, accessed via: https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/).

2.2 Rating system

- 2.2.1 Constraints ratings have been taken from the Site Assessment Appendix 1.0 and more detailed information on these ratings can be found in the appendix and the area overview diagrams.
- 2.2.2 This rating system scores sites against site assessment criteria defined by Locality and gives site's a indicative traffic light rating based on this scoring. The associated site assessment database (based upon the Locality Site Assessment Appendix A) is copied at the end of this document.
- 2.2.3 60 > 100% score = green rating 30 < 60% score = amber A score of below 30% = red

Sites analysed

completed form to:

Callington Town Council The Town Hall New Road Callington Cornwall, PL17 7BD

or by email to: clerk@callington-tc.gov.uk

www.callington-tc.gov.uk





Call for Sites

development. Please sign (or type your name if submitting electronically):

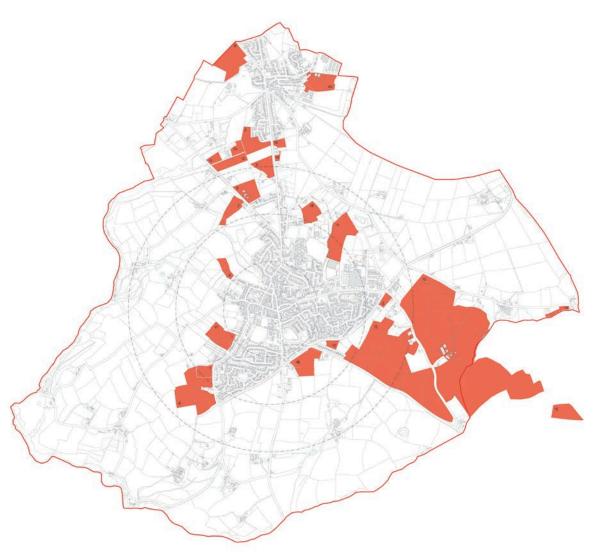
To the best of your knowledge are there any constraints that prevent the site from being developed? Please provide details.

Your Details

Name:				
Address:				
Telephone Number:				
Email address:				
Are you the owner of the site?	Yes - Sole Owner	Yes - Par	t Owner	No - Acting as agent
Please name any other parties with an interest in the site				
Please confirm whether all parties with an interest in the site have agreed for it to be submitted?	Yes		□ No	
Do you give your consent for members of the Neighbourhood Plan Steering Group or their appointed consultants to access the site for the purpose of assessing it for the Neighbourhood Plan?	Yes	Yes if accomps the land agent		No

Site Details	
Site address or description of the location	

Access difficulties:
Amenity Issues e.g. Dust, Noise, Smell:
Contamination:
Environmental Designation:
Flood Risk:
Infrastructure/Utility Requirements:
Legal Issues e.g. Covenants:
Local Character:
Ownership Issues:
Planning policies:
Topography:
Tree Cover:
Viability:



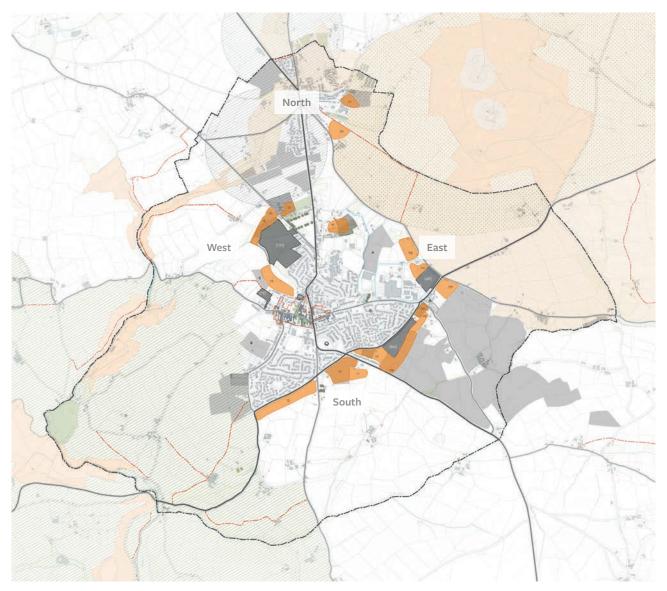
2.3 Sites Analysed

- 2.3.1 Following the Call for Sites exercise (shown to the left, in red), which yielded 21 site areas and many more field parcels for potential development, potential site area were defined.
- 2.3.2 These 18 potential site areas are the basis for this study. Please see the diagram of these potential sites overleaf.
- 2.3.3 The Call for Sites areas that have been greyed were discounted from further analysis, due to their location within sensitive landscape designations namely the Area of Great Landscape Value to the south west (AGLV), the Mineral Safeguarding Areas to the north and the World Heritage Site and Area of Outstanding Natural Beauty (AONB).
- 2.3.4 Areas A, B and C (shown on the following page) were also removed due to restricted access, which made connecting to the existing road network untenable.
- 2.3.5 While Area A has limited access this site is a green wedge, sitting between the Moss Hill Industrial Estate and areas of land reserved for recreation. It is only accessible via the single track byway running between Tavistock Road and Florence Hill and development of this area would be discordant with the grain of development to the south or south east of the site.

Constraints

Availability

Site No.	Availability rating		Key
O1) - policy 10			Neighbourhood plan boundary
02		P	Parking areas
(03) - policy 9		0	Local bus stops
04			Local facilities
<u> </u>			Callington town centre
05			Public footpaths
06			Public byways
07) - policy 11			Public bridleways
08) - policy 11		_	Conservation area
(09) - policy 11			Safeguarded Area (policy C-E7)
(10) - policy 11		141	AONB
11		1/1	Area of Great Landscape Value
		0	Metalliferous Mineral Safeguarded Areas
12		111	World Heritage Site Area
13	\bigcirc		Country Wildlife Sites
14			Heritage quarry
15			Tree preservation areas
16		•	Tree preservation order points
17			Grade 1 listed buildings
.0			Grade 2 listed buildings
18			Grade 2* listed buildings



Potential sites

Identified sites for analysis

Kelly Bray

01. Station Road

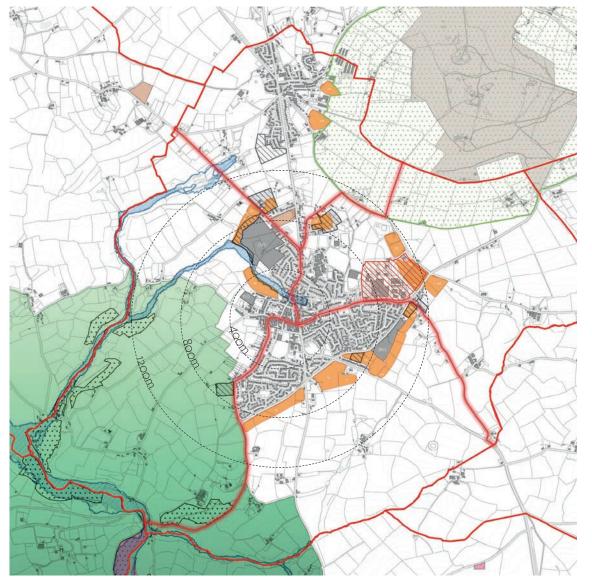
02. Florence Road (KB)

Callington

_	
03.	Florence Road (A)
04.	Florence Road (B)
05.	Florence Road (C)
06.	Florence Road (D)
07.	Southern Road (A)
08.	Southern Road (B)
09.	Saltash Road (A)
10.	Southern Road (C)
11.	Saltash Road (B)
12.	Southern Road (D)
13.	Southern Road (E)
14.	Church Street
15.	West of Baker Estates
16.	South Hill Road (A)
17.	South Hill Road (B)
18.	Florence Hill

Environmental constraints

Site No.	Environmental rating	Key
01) - policy 10		Parish Boundaries
O2		Talish Boardaires
03) - policy 9		Neighbourhood Plan Regions
04		Potential site areas
05		Allocated sites
06		Anocated sites
(07) - policy 11		SHLAA Sites
08) - policy 11		Safeguarded Area (CC, policy C-E7)
9 - policy 11		Flood zone 2
(10) - policy 11		11000 20110 2
11		Flood zone 3
12		AONB Area
13		AGLV Area
14		AGLV AIEd
15		SSSI Area
16		Ancient Woodland
17		Land National December
18		Local Nature Reserve
		Common Land



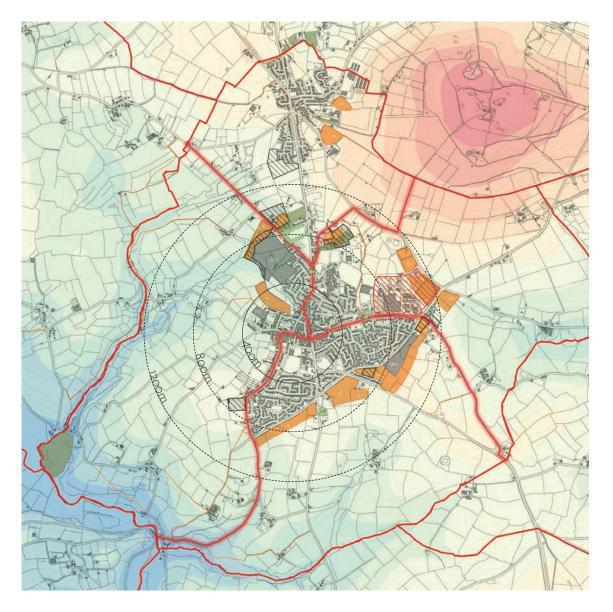
3.0 Constraints

3.1 Environmental constraints designated areas

- 3.1.1 Several sites were removed due to their location within particularly sensitive designated areas leaving some sites that are in close proximity or within 400m of the AONB area to the north and AGLV area to the south west.
- 3.1.2 Development within these areas may be considered permissible. However, due to the area's increased sensitivity mitigation features e.g. development scale, materials and landscape features will need to be considered.
- 3.1.3 All of the site's analysed have an overall green rating concealing the above constraints and that all of Callington falls within SSSI impact zones for Greenscoombe Luckett wood SSSI to the north east and Park Wood SSSI to the south west.
- 3.1.4 Callington is otherwise relatively unconstrained albeit further, detailed investigation will be needed to determined wildlife rich habitats.

Physical constraints

Site No.	Physical rating		Key
(01) - policy 10			Parish Boundaries
O2			Parisii bouridaries
03 - policy 9		-	Neighbourhood Plan Regions
04			Potential site areas
05			Allocated sites
06			, cacca 5.000
07) - policy 11			SHLAA Sites
08) - policy 11			Safeguarded Area (CC, policy C-E7)
09 - policy 11			
10 - policy 11			PRoWs
11			Tree Preservation Orders
12			Terrain (AOD)
13			<50m 50 - 90m
14			90 - 120m 150 - 180m
15			180 - 210m
16			210 - 240m 240 - 270m
17			270 - 300 300m>
18			

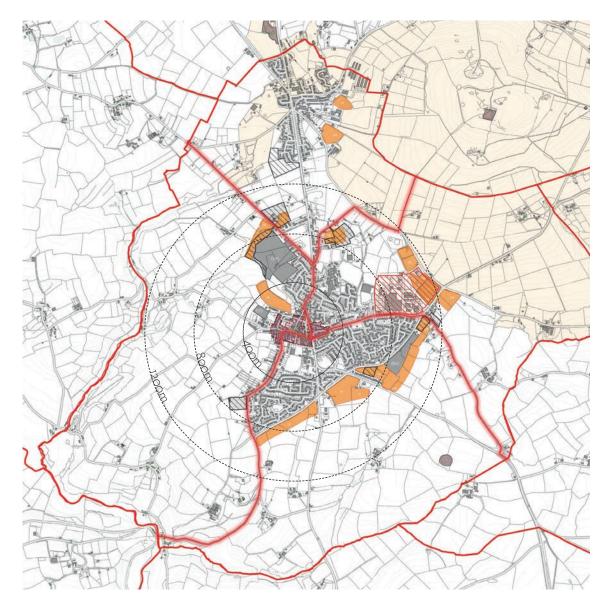


3.2 Topography

- 3.2.1 Some sites to the north east / eastern areas are on more elevated topography. However, the flood plain and AGLV area to the south west is also physically limits the town's expansion to the west.
- 3.2.2 The development along sections of the southern road to the east may also be favourable due to the long stretches of footpath / intermittent off road cycleways along it's north western edge.
- 3.2.3 No sites are on land, rising to 200m AOD+, which correlated with the AONB area surrounding Kit Hill.
- 3.2.4 The scoring of site 08 has been slightly reduced due to there being a slight gradient to the south of this field and access arrangements being dependent on neighbouring development.
- 3.2.5 Site 015 is constrained by it's location rising out of the river valley / flood zone 2 and the significant tree / deciduous woodland along the site's south western edge (Priority Habitats Inventory, Natural England, 2020)

Heritage

Site No.	Heritage rating	Key
(01) - policy 10		Parish Boundaries
02		Parish Boundaries
3 - policy 9		Neighbourhood Plan Regions
04		Potential site areas
05		All a las
06		Allocated sites
o - policy 11		SHLAA Sites
S - policy 11		Safeguarded Area (CC, policy C-E7)
o - policy 11		
o - policy 11		Callington Town Conservation Area
11		World Heritage Site
12		Scheduled Monuments
13		
14		Listed Buildings
15		Grade II*
16		Grade II
17		
18		

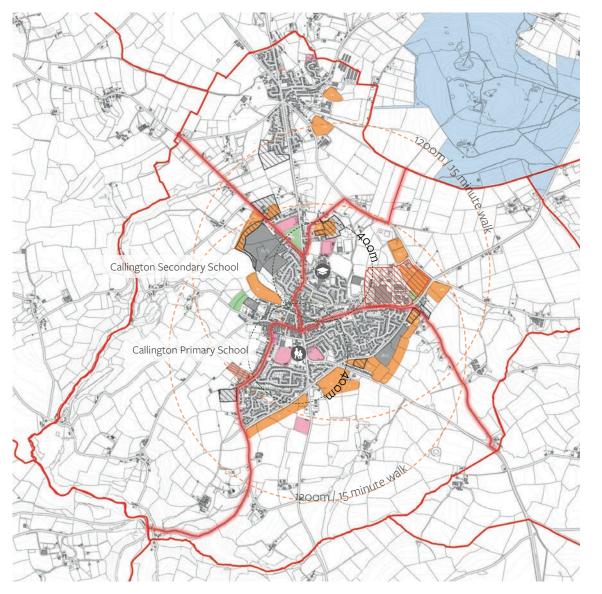


3.3 Heritage assets and townscape character

- 3.3.1 Callington has a small conservation area, marking the town centre district and is otherwise of mixed architectural value.
- 3.3.2 No sites sit within the town's conservation area or in close proximity to listed buildings limiting these considerations.
- 3.3.3 Cornish hedges or distinctive, planted stone walling is a town feature and has been included in several new developments e.g. the Meadowbrook Development, off South Hill / Lady Beam Court, off Station Road, Kelly Bray; and can be readily integrated into new development proposals.
- Part of site or sits just within the World Heritage Site (WHS) designated area. However, mitigation is possible in the form of planting and character detailing. The site is already relatively well contained within the landscape and forthcoming proposals for the additions to policy 10 include replacing existing agricultural buildings to the north (that are within the World Heritage Site area), which do not positively contribute to the surrounding environment / heritage setting.
- 3.3.5 There are limited sites within Kelly Bray, due to the Mineral Safeguarded areas to the west, supporting some expansion to the east / south east. As the plan demonstrates there are already several large industrial buildings (redundant poultry sheds) at Kelly Bray farm (to the north east of the site, within the WHS area) that could be used as development precedents for sensitive, community orientated development.

Accessibility

Site No.	Accessibility rating	Key
(01) - policy 10		Davide Davidada
O2		Parish Boundaries
03 - policy 9		Neighbourhood Plan Regions
04		Potential site areas
05		All to
06		Allocated sites
(07) - policy 11		SHLAA Sites
(08) - policy 11		Safeguarded Area (CC, policy C-E7)
09 - policy 11		Local Greenspaces*
(10) - policy 11		•
11		Allotments / community growing
12		Bowling green
13		Cemetery
14		Play space
15		Playing field
16		Public park / garden
17		Religious grounds
18		(*OS Greenspace dataset, 2022)



3.4 Accessibility

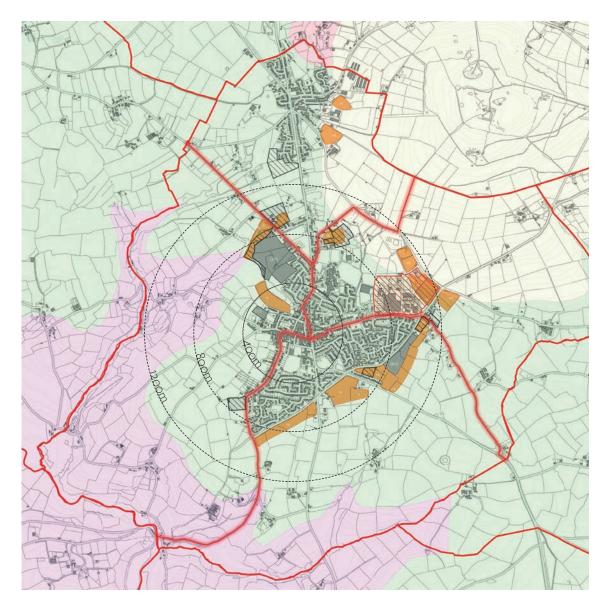
- 3.4.1 Distance to local facilities
- 3.4.2 Due to the modest size of Callington Town / Kelly Bray the majority of sites are within in 1200m or a 15 minute walking radius.
- 3.4.3 The town is well served by local greenspaces, but all sites have at least one red rating as the town no longer has a train station and so has to rely on trains stations in Liskeard, Plymouth and the limited service provided by Gunnislake to the east.
- 3.4.4 The area is also not well served by formal cycle routes. The nearest National Cycle Route runs through Tavistock. However, there is also a cycle routes / infrastructure from Kit Hill Farm, down to Moss Side Industrial Estate, and there is also areas of intermittent on pavement cycling routes along wider stretches of A390, bordering the south eastern town extents.
- 3.4.5 The Kelly Bray sites suffer from similar constraints to much of the town, however, they are also just outside the 5 minute walking extents of the Primary School and Secondary School, located in central Callington.
- 3.4.6 Kelly Bray does relies somewhat on the facilities located within Callington. However, Kelly Bray does not lie significantly outside of the defined walk-able zones and is serviced by the local buses, which offer easy access to Callington with indicative travel times of 15 minutes. With regards to access to local schools, contributions towards primary and secondary education home to school transport provisions can be integrated into planning stipulations. Landscape Character Areas

Landscape and visual sensitivity

3.5 Landscape Character Areas

- 3.5.1 Callington sits within National Character Area (NCA) 152 Cornish Killas.
- 3.5.2 The Cornish Killas forms the main body of the Cornish landmass around the granite outcrops e.g. of Bodmin Moor and Hensbarrow.
- 3.5.3 The area is rich in minerals such as copper, tin, lead and zinc and provides access to nationally important geodiversity. Internationally important, historic mining remains now make up a significant portion of the Cornwall and West Devon Mining Landscape World Heritage Site.
- 3.5.4 Inhabited for thousands of years, this NCA often has medieval field patterns and iconic Cornish hedges.
- 3.5.5 The majority of the sites sit within the East Cornwall and Tamar Moorland, with sites o1 06 bordering the Kit Hill Character Area and Site 15 bordering the Lynher and Tiddy River Valley Character Area.

Site No.	Landscape Visual rating	Key
01) - policy 10		Parish Boundaries
02		
03) - policy 9		Neighbourhood Plan Regions
04		Potential site areas
05		Allocated sites
07 - policy 11		SHLAA Sites
08) - policy 11		Safeguarded Area (CC, policy C-E ₇)
(09) - policy 11		East Cornwall and Tamar Moorland
(10) - policy 11		Last Corriwali and Tamai Moonand
11		Kit Hill
12		Lynher and Tiddy River Valleys
13		
14		Middle Tamar Valley
15		
16		
17		
18		



3.6 Landscape and visual constraints

- 3.6.1 Site 02 fits roughly within parameters set by existing development prong, however, the site is relatively exposed along it's southern boundary, which is currently a scenic stretch of Florence Road. There is also some potential for inter-visibility with AONB / WHS / Kit Hill areas.
- 3.6.2 Site 03 and site 06, also have some potential for inter-visibility with the designated areas. However, visibility is limited by dense tree lined hedgerows. Site 03 is of medium landscape sensitivity due to the heavily vegetated nature of the northern section of the site (removed from policy 9). Site 06 has some hedgerows, yet the positioning of the site makes this a relatively exposed, south eastern entrance point to the town, currently with expansive views across the surrounding countryside.
- 3.6.3 Site 18 is within low density residential area, but it is next to a TPO area albeit some of this area, up from Skitta Close has now been developed.

Landscape Photographs

3.7 Landscape photographs

3.7.1 The following photographs have been included to demonstrate the mentioned points.









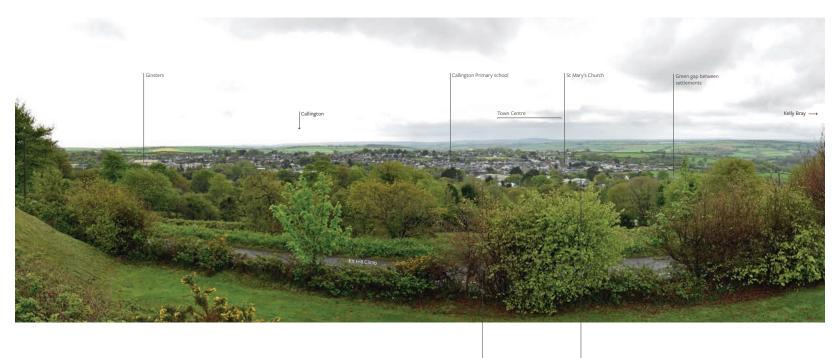




- 1. Meadowbrook Development, South Hill Road example of Cornish Hedgerow.
- 2. Lady Beam Court Development, off Station Road, Kelly Bray example of Cornish Hedgerow.
- 3. Florence Road, overlooking site 02.
- 4. A390 northern junction overlooking site o6, to the left.
- 5. Looking down Florence Hill, with the lower part of site o3 to the right.



Landscape Photographs



Callington Town Football Club & Recreation Ground

Callington Community College



6. View from Lendra Lane, looking up to Kit Hill.



7. View from A388 near Cadey's Kitchen, looking up towards Kit Hill. Site parcels site below the dense tree line.



8. Corner of Duparth Lane, adjacent to the turning for Duparth Farm. Site parcel again site below the dense tree line, below the trio of field sitting below Kit Hill and to the left of the frame.



9. View from Windsor Lane, overlooking the agricultural warehouses to the north of site o1.



10. View from the entrance to Hangman's Lane, looking north east. Across the tree lines hedgerow are the proposed development parcels, sitting below Southern Road.



11. Section of road just past Hangman's Lane, looking south west. Site 10 lies across the hedgerow.



12. Lower stretches of A390, approaching incidental parking bay. The lower areas of hedgerow reveal the extents of site 13.



13. Lower stretches of A390 / Southern Road, approaching the A390 / A388 junction. The extents of site 13 lie across the hedgerow.

Constraints summary

Planning policy Availability Viability

Unknown	Green rating	Amber rating	Red rating
_			

	Site details	Availability	Viability	Environ- mental	Physical	Heritage	Accessi- bility	Landscape Visual	Policy	Overall rating	4.1
01) - policy 10	1.4ha, Station Road, Kelly Bray , CfS parcel, 28-42 estimated dwellings		0								
02	1.83ha, Florence Road, Kelly Bray , 36 - 55	0	0								
03) - policy 9	1.89ha, Florence Road - A, 37 - 56	0	0								1
04	1.16ha, Florence Road - B, 23 - 34, partly within Moss Side Industrial Estate (Ref: C-E7)	0	0								
05	2.3aha, Florence Road - C, 46 - 70, 46 dwellings approved (Ref: PA20/02110)		0								
06	1.93ha, Florence Road - D, officially Kelly Bray (but with arguable linkages) 38 - 58	0	0								
(07) - policy 11	o.68ha, Southern Road A, 13 - 20, SHLAA 2012 - 2015 site (Ref: S119)		0								
(08) - policy 11	2.72ha, Southern Road B, 54 - 81	0	0								
09 - policy 11	o.98ha, Southern Road / Saltash Road A, 19 - 29, CfS parcel		0								4.1.
(10) - policy 11	3.12ha, Southern Road c, partly within SHLAA 2012 - 2015 site (Ref: S492) / CfS parcel		0								
11	1.16ha, Saltash Road B, 23 - 34	0	0								
12	3.5ha, Southern Road D, 70 - 105, CfS parcel		0								
13	4.11ha, Southern Road E, 82 - 123	0	0								
14	2.85ha, Church Street 57 - 85	0	0								
15	1.59ha, Land west of Baker Estates, partly within SHLAA 2012 - 2015 site (Ref: S1256Rev)		0								1
16	0.75ha, South Hill Road A, 15 - 22, partly within SHLAA 2012 - 2015 site (Ref: S1256Rev)		0								4.1.
17	o.85ha, South Hill Road - B, SHLAA 2012 - 2015 identified site (Ref: S102) / CfS parcel		0								1
18	1.5ha+, Florence Hill, 30 - 45, partly within SHLAA 2012 - 2015 site (Ref: U0002) / CfS parcel		0								1

Figure 1.1 - Summary of Site Assessment Appendix 1.0.

4.0 Constraints summary

4.1 Overview

All of sites selected for analysis have a green rating. Within the site assessment database the site o1 / policy 10 area was assigned an amber rating, due to it's location within the WHS area and red rating due to its location - just outside the walkable zone for facilities, located in Callington. This site has a better overall rating than site 2, which is the only other site adjacent to the Kelly Bray urban extents; and the more nuanced considerations linked to this site mean that it can be considered a suitable development site.

Pros and cons of each site parcel are listed in the Site Assessment Appendix 1.0 and with regards to site 01, factors supporting the site's development are: potential re-use of the existing junction, the site's availability, the relatively enclosed nature of the site within the landscape, it's location, adjacent to / neighbouring the existing settlement boundary and the potential of this site to deliver community facilities.

There is the possibility of delivering traffic calming measures on Station Road and the potential to provide a new Village Hall / community facilities (which is a key community objective), can help to offset potential concerns, highlighted in the generic site assessment.

Site viability information was viewed the most difficult criteria to assess due to the complexity of development arrangements.

Conclusions

Green overall score 96 - 160 Amber overall score 48 - 95

Red overall score 0 - 47

Site No.	Site details	Overall rating	Points
01) - policy 10	1.4ha, Station Road, Kelly Bray , CfS parcel, 28-42 estimated dwellings		96
O2	1.83ha, Florence Road, Kelly Bray , 36 - 55		88
03) - policy 9	1.89ha, Florence Road - A, 37 - 56		98
04	1.16ha, Florence Road - B, 23 - 34, partly within Moss Side Industrial Estate (Ref: C-E7)		106
05	2.3aha, Florence Road - C, 46 - 70, 46 dwellings approved (Ref: PA20/02110)		112
06	1.93ha, Florence Road - D, officially Kelly Bray (but with arguable linkages) 38 - 58		98
(07) - policy 11	o.68ha, Southern Road A, 13 - 20, SHLAA 2012 - 2015 site (Ref: S119)		116
(08) - policy 11	2.72ha, Southern Road B, 54 - 81		96
(09) - policy 11	o.98ha, Southern Road / Saltash Road A, 19 - 29, CfS parcel		108
10 - policy 11	3.12ha, Southern Road c, partly within SHLAA 2012 - 2015 site (Ref: S492) / CfS parcel		114
11	1.16ha, Saltash Road B, 23 - 34		98
12	3.5ha, Southern Road D, 70 - 105, CfS parcel		116
13	4.11ha, Southern Road E, 82 - 123		108
14	2.85ha, Church Street 57 - 85		100
15	1.59ha, Land west of Baker Estates, partly within SHLAA 2012 - 2015 site (Ref: S1256Rev)		94
16	o.75ha, South Hill Road A, 15 - 22, partly within SHLAA 2012 - 2015 site (Ref: S1256Rev)		106
17	o.85ha, South Hill Road - B, SHLAA 2012 - 2015 identified site (Ref: S102) / CfS parcel		98
18	1.5ha+, Florence Hill, 30 - 45, partly within SHLAA 2012 - 2015 site (Ref: U0002) / CfS parcel		104

There is however no known land re-mediation or demolition costs associated with the site's analysed. Further research / in-depth assistance is required to assess abnormal costs that may be linked to the relocating of utilities. Therefore, while some notes have been made with regards to access further information regarding utilities is required in order to accurately assess these considerations at the detailed design phase.

- 4.1.5 Policy ratings consistently came out as amber due to site parcels being situated on greenfield sites, adjacent to built up areas. This rating gives sites on the outskirts of the town, but in close proximity to existing development an amber rating, which given the scale of the town has previously been considered an acceptable.
- 4.1.6 Site 04 is the only site parcel classed as brownfield land. The area of land sandwiched between sites 11 and 12, has also been listed as a brownfield site, following the introduction of the Town and Country Planning Regulations 2017's Brownfield Land Register. This parcel was not assessed, but is likely to be a site with development suitability similar to site 12.
- 4.1.7 Despite some sites having amber ratings, on an overall points basis they are just outside of the green rating classification, making it important to judge sites in a holistic, qualitative

way.

4.2 Comments on suitable development areas

- 4.2.1 Site areas o7 and 12 have the highest ratings, closely followed by site 10. This reflects the sites good overall rating, across constraints areas and their availability for development, as identified by the Call for Sites and Strategic Housing Land Availability Assessment 2012 2015.
- 4.2.2 The town's expansion to the south has been limited by the line set by the A390 Road, connecting to Liskeard to the south west and Tavistock to the north east. However, this assessment has also positively ranked several sites along this stretch, which benefits from favourable access from adjacent roads and are well positioned, with regards to existing facilities / infrastructure as they are within the 10 minutes walk from the town centre.
- 1.2.3 The south eastern edge of Callington (along the A390 / Southern Road) benefits from a cycle route connecting to Moss Side Industrial Estate or the A390 / Tavistock Road junction. This runs from St Ann's Chapel bordering Gunnislake to the north east of Callington, which leads on to the Train Stations at Gunnislake (around 6km from the Industrial Estate) / Calstock and the Tamar Valley AONB.)
- 4.2.4 There is also pavement on the north

eastern side of the A390, running from Hangmans Lane, leading to the A390 / Liskeard Road / Pencrebar Lane junction. With further potential for off road cycling, as the road / pavement widens from Hillborough Assisted Living facility, down to the Liskeard junction.

- is limited by sensitive landscape features, including the AGLV (to the south west), the river valley / flood plain areas (to the west) and the Kit Hill WHS / AONB area (to the north). Notwithstanding access issues posed by areas of private, low density housing.
- 4.2.6 Therefore, while there is not one area far exceeding the others in terms of it's suitability for development, sites along this stretch do have development suitability particularly along the stretches of accessible road along the A390 and A388. The stretch of road along the A388 also benefits from pavement along it's northern edge and there is the possibility of reinforcing the existing development prong of housing along this stretch of road.

4.3 Kelly Bray Sites

4.3.1 As mentioned, the two Kelly Bray sites suffer from similar constraints to much of this district. Their ratings are diminished by their distance from facilities in Callington (such as the area's two schools), located in central Callington. The site or / policy 10 area

is adjacent to the AONB zone and just within the WHS area. However, there are several positive considerations that have been listed in favour of the site and there are some local precedents for development within this area. There is agricultural development, within the WHS and AONB area, to the north of the site.

- 4.3.2 Site 01 has a more favourable rating than the second Kelly Bray site, which is comparatively exposed, and it was deemed favourable by the local community to allocate a site capable of providing affordable housing and helping to strengthen the village's character and local identity by providing a Village Hall / community facilities, on adjacent land.
- 4.3.3 In relation to the Kelly Bray sites being outside of the 15 minute walk-able zone for town centre facilities and the local primary school (located in Callington), contributions towards primary and secondary home to school transport can form part of planning stipulations.
- 4.3.4 The crossroads of Kelly Bray also offer cycle and bus links into the centre of Callington, with indicative travel times of 10 minutes.
- 4.3.5 Launceston Road is intersected by bus stops, serviced by the No. 12 Transport for Cornwall bus service, which offers easy access to the centre of Callington in less than 10 minutes creating sustainable travel linkages between the two districts.

Site Assessment Appendix 1.0

Northern Neighbourhood Plan Area

Northern Neighbourhood Plan Area				la.	Te c.		I=	
1. Site Details Gross Site Area (ha)	Rating guidance	Site 1 - Policy 10 1.4ha	Points	Site 2 1.84 ha	Points	Site 17 0.85 ha	Points	Notes and Decision Aiding Questions.
Site name / address		Station Road, Kelly Bray		Florence Road, Kelly Bray		South Hill Road - B		
Existing land use / neighbouring uses		Open field / residential and		Open Field / residential and		Joden IIII Nood D		
		light industry		light industry / farmstead to the south				
Planning history / SHLAA status		Call for Sites (CfS) Parcel		None found		SHLAA 2012 - 2015 identified site		
Deliverability estimate (dwellings)		28 - 42		36 - 55		(Ref: S102) / CfS parcel 17 - 25		
		20 42		30 33		17 13		
Other considerations	Green	Pros Access could re-use existing		Pros Direct access onto Florence		Pros Direct access onto South Hill		
		junction		Road		Road Potential for upgrades to		
		Ready to come forward Well contained within the		Opportunity to widen Florence Road to increase highway		Potential for upgrades to footnath network		
		landscape		widths/ improve road quality		Neighbouring existing		
		Neighbouring / existing settlement boundary		Potential to provide improvements to footway links		development Relatively well contained within		
		Opportunity to deliver traffic		to Kelly Bray		the landscape		
		calming measures on Station Road		Existing development on all sides		Identified in the Call for Sites		
		Potential to provide a new		Relatively well contained		Proximity to Town Centre/		
		Village Hall		Cons Potential for impact on existing		facilities Increased traffic movements onto		
		Proximity to chicken farm and		mature trees		South Hill Road		
		employment buildings - noise/ smell		Steeper ground to the north of the site				
		Steeper ground to the east of		tile site				
		the site towards Kitt Hill - more problematic for						
		development	1		1			
		Distance from Callington Town Centre						
		rown centre						
2. Indicators of availability			67%		0%		67%	
Is the site available for development?	Yes / No / Unknown		4	Unknown			4	
Are there any known legal or ownership problems such as unresolved multiple ownerships,	Yes / No / Unknown	Unknown		Unknown		Unknown		
ransom strips, tenancies, or operational requirements of landowners? Is there a known time frame for availability? * SHLAA / CfS parcels assumed to have present			4	Unknown			4	
availability			·					
Available now / 0-5 years / 6-10 years / 11-15 years. 3. Indicators of viability			0%		0%		0%	
			0%		076		0.00	
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 conclusions	Yes / No / Unknown	Unknown		Unknown		Unknown		
4. Environmental constraints			81%		94%		88%	
Site within / adjacent to statutory environmental designations (Ancient woodland / AONB /	Yes / No / Unknown	Adjacent to AONB area			4		4	Callingon has no Biosphere reserves / National Nature Reserves (NNRs) Ramsar sites /
Biosphere Reserve / LNR / NNR / National Park / RAMSAR Site / SSSI / SAC / SPA)?		Adjacent to Aono area			ľ			National Parks / Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)
Site within SSSI Impact Zone? Site within / adjacent to non environmental designations (Green Infrastructure Corridor / LWS /	Yes / No / Unknown Yes / No / Unknown		2		2	Below Mineral Safeguarding Area	2	All of Callington is covered by SSSI impact zones from Greenscoombe Luckett wood SSSI
POS / SINC / Nature Improvement Area / Regionally Importance Geological Site / Other site of	les / No / Olikilowii		•		•	and above Launceston Road	2	
environmental significance)?						Playing Field (Common Land / Village Green)		
Site predominantly / wholly within Flood zone 2 or 3? See guidance notes:			4		4	vinage diceny	4	
Flood Zone 1: Low Risk Flood Zone 2: Medium Risk								
Flood Zone 2: Wedium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk								
Flood Zone 3 (highly vulnerable site use): High Risk								
Is the site or areas of the site susceptible to surface water flooding?	Yes / No / Unknown		4		4		4	
is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Does the site contain local wildlife-rich habitats / have the potential to support priority species?	Yes / No / Unknown		4		4		4	No land in Callington is classed as Grade 3a agricultural land (Magic, Agricultural Land
Does the site contain local wildlife-rich habitats / have the potential to support priority species? Has the area been identified by national and local partnerships for habitat management,	Yes / No / Unknown		4		4	Adjacent to TPO area, however site aerial shows field parcel to	4	Indicative searches did not show site's contained wildlife rich habitats - further investigated to accurately assess.
enhancement, restoration or creation?						be in agricultural usage		
Is the site within or adjacent to an Air Quality Management Area (AQMA)?	Yes / No / Unknown		4		4		4	Callington does not have any AQMAs
5. Physical constraints			0576		05%		05%	
is the site: Flat or relatively flat		Steeper ground to the east of the site towards Kitt Hill	2	Steeper ground to the north of the site	2		4	
Gently sloping or uneven		trie site towards kitt mili		the site				
Steeply sloping								
is there existing vehicle access, or potential to create vehicle access to the site? Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the	Yes / No / Unknown Yes / No / Unknown	Unknown	4	Unknown	4	Unknown	4	Further assessment needed to ascertain viability
site?								,
Are there any known Tree Preservation Orders (TPOs) on the site? Are there significant trees within or adjacent to the site? Are they owned by third parties?	Yes / No / Unknown Yes / No / Unknown		4		4	Site adjacent to TPO area	4	
Are there veteran/ancient trees within or adjacent to the site? Are they owned by third parties?	Yes / No / Unknown	Unknown	*	Unknown	*	Unknown	-	Further investigation required by Arboriculturist
Are there any Public Rights of Way (PRoWs) crossing the site?	Yes / No / Unknown		4		4		4	
Is the site likely to be affected by ground contamination?	Yes / No / Unknown		4		4		4	No contaminated land registered within Callingon
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		Unknown		Power lines appears to cross the		No points added, as this would create a positive bias
Would development of the site result in a loss of social, amenity or community value?	Yes / No / Unknown		4		4		4	
6. Heritage			75%		75%		100%	
Winkly or adjourned as World Horizon City (MISC) (Town Consensation Association		Partially within WHS, but	2	Site adjacent to WHS	2	Visually the site is separated	4	
within or adjacent to world heritage site (whs) / Town conservation Area? Would the		mitigation possible				from the Callington / Kelly Bray town limits and though of		
Within or adjacent to World Heritage Site (WHS) / Town Conservation Area? Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible.						arguable interest this site's will		
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						arguable interest this site's will		
development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible						be visible from the roadside		
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						be visible from the roadside (without mitigation) and development potenially expands		
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						be visible from the roadside (without mitigation) and development potenially expands the town's visual. The site is also		
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						be visible from the roadside (without mitigation) and development potenially expands		

Northern Neighbourhood Plan Area

24	Does the site have listed buildings within or adjacent to it? Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible			4		4		4	
	Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation								
	7. Accessibility - Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. (Measured from the edge of the site)			43%		43%		50%	
25	Town / local centre / shop	<400m 400-1200m >1200m	Within 400m of Kelly Bray village centre	4	Within 400m of Kelly Bray village centre	4		2	
26	Bus / Tram Stop	<400m 400-1200m >1200m		4		4		4	
27	Train station	<400m 400-1200m >1200m							Callington nolonger has a train station - the nearest rail links are Liskeard, Plymouth and Gunnislake to the east.
28	Primary School	<400m 400-1200m >1200m						2	
29	Secondary School	<400m 400-1200m				2		2	
30	Open Space / recreation facilities	<400m 400-1200m >1200m		4		2		4	
31	Cycle Route	<400m 400-1200m >1200m							Data taken from CC Interactive Mapping data regarding cycle lanes.
	8. Landscape and visual Constraints			75%		50%		75%	
32	is the site low, medium or high sensitivity in terms of landscape? Who sensitivity: the list has few on volutel 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.		Albeit with central feature tree	4		4		4	
	High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.								
33	is the site low, medium or high sensitivity in terms of visual amenty? Low sensitivity: the site is visually enclosed and has low intensitibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intensitibility with the surrounding landscape, and/or it may adversely impact any identified views. In the surrounding landscape, and/or it may adversely impact any identified views. In the surrounding landscape, and/or it would adversely impact any recognised views.		Bordered by industrial / agricultural complexes to the north, west and south-west, but with some potetial for intervisibility with AONB / WHS / Kithill areas	2	Fits within parameters set by existing development, but the site is relatively exposed along it's southern boundary, which is currently a scenic stretch of Florence Road. There is some potential for intervisibility with AONB / WHS / Kithill areas		Visually the site is separated from the Callington / Kelly Bray town limits and though of arguable interest this site's will be visible from the roadside (without mitigation) and development potenially expands the town's visual. The site is also close to Launceston Road Playing Field and associated notable trees.	2	Note: The judged impact of development can be viwed as highly dependent on the quality of the proposed scheme and mitigation features.
	9. Planning policy constraints			43%		36%		29%	
34 35	is the site in the Green Belt? Is the site or adjacent land allocated for a particular use (e.g. housing / employment) or	Yes / No / Unknown Yes / No / Unknown	n/a		n/a		n/a	,	No greenbelt was found for the Callington Parish.
	designated as open space in the adopted and / or emerging Local Plan?	res / No / Unknown		4		4		4	
36	Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?								
37	is the site within, adjacent to or outside the existing built up area? Within the existing built up area (Infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?			2					
38	Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary?		n/a		n/a		n/a		No settlement boundary defined.
39	Outside and not connected to the existing settlement boundary? Would development of the site result in neighbouring settlements merging into one another?	Yes / No / Unknown		4		4	Constricting of green wedge between Callington and Kelly	2	
40	Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes / No / Unknown		2		2	Bray	2	Size of developmentis somewhat discordent with surrouding as the town edges currently have a very low density.
	10. Conclusions			96		88		98	
	Other factors effecting develoment?						2 points associated with visible		
	Indicative rating						power lines deducted		
	Scoring:- Red		0	0	0 - 47	0 > 30%			
	Amber			80		30 < 60%			
	Green		4	160		60 < 100%			
			•	**					

Eastern Neighbourhood Plan Area

E	astern Neighbourhood Plan Area . Site Details	Barton mildana	Chr. D. Bulleri	1	672.4		fin f		(2) C	I	Car an			No. of the Control of
6		Rating guisance	Site 3 - Policy 9 1.89 ha		Site 4 1.16 ha		Site 5 2.32 ha		Site 6 1.93 ha		Site 18 1.5+ ha		Area A Not measured	Notes and Decision Aiding Questions.
s	ite name / address		Florence Road - A		Florence Road - B		Florence Road - C		Florence Road - D		Florence Hill		Parcels adjacent to Tavistock Road PRoW (Path no.: 605/8/1; priority: gold)	
E	sisting land use / neighbouring uses		Large residential plots, with light industry to the south		Light industrial - currently filled with shipping container units		Open field, light industry, some residential to the south		Open field, residential to the south, with some		Open field, neighbouring residential		Industrial / retail and recreation	
			south		container units				retail/light industry to the south and light industry to the west					
P	lanning history / SHLAA status		None found		Site falls within Connwall Site Allocation DPD - Moss		Site approved for 46 dwelling and associated infrastructure in		None found / adjacent to site 5, across the A390		Site area covers part of with SHLAA 2012 - 2015		None found	
L			37 - 56		Side Industrial Estate (Ref: C-E7)		February 2021 (Ref: PA20/02110) 46 - 70				site (Ref: U0002) / CfS parcel 30 - 45			
Ċ	eliverability estimate (dwellings) ther considerations		Pros Direct access onto Florence		23 - 34 As Florence Road - A		Pros Neighbouring existing		38 - 58 Pros Direct access onto A390		70 - 45 Pros Identified in the Call for		Not estimated The site is cut off and site access is restricted as it is not	
			Road - potential for new junction				employment sites Gateway to Callington from		Gateway site with good visibility		Sites Cons		adjoining the road network. If access were obtained through	
			Potential to improve footway links to Callington Town Centre				Tavistock Direct access to A390/ Florence Road		Close proximity to existing facilities Surrounded by existing		Likely topographical constraints Access issues relating to		private land the extended access arrangement would not be favourable. Therefore,	
			Existing development to the south and west				Cors Heads of Terms for the approved		development Potential for a mixed use		Florence Hill/Skitter Hill		these parcels were not analysed further.	
			Opportunity to deliver additional employment				residential site recently agreed.		site Cons Potential for topographical					
			plots - to the west and connect into Moss Side Industrial Estate						More prominent/visible					
			Flatter land, better suited to larger format buildings						from the wider landscape Potential for impact on character of Fullaford					
			associated with BB uses. Cons Potential for impact on						Road					
			existing mature trees lining Florence Road Close proximity to recently											
			approved residential development to the south											
2	. Indicators of availability			0%		0%		67%		0%		67%		
H	the site available for development?	Yes / No / Unknown	n Unknown		Unknown			4	Unknown			4		
6	re there any known legal or ownership problems such as unresolved multiple ownerships, arsom strips, tenancies, or operational requirements of landowners? I there a known time frame for availability? * SHLAA / CTS parcels assumed to have present	Yes / No / Unknown	n Unknown		Unknown		Unknown		Unknown		Unknown			
A	vailability vailable now / 0-5 years / 6-10 years / 11-15 years.		Unknown		Unknown			4	Unknown			4		
8	Indicators of viability the site subject to any abnormal costs that could affect viability, such as demolition, land mediation or relocating utilities? What evidence is available to support conclusions	Yes / No / Unknown	Holmown	UN.	Unkrown	0%	Unknown	UN.	Unknown	0%	Unknown	0%	Access would be required	
		Yes / No / Unknown	n Unknown		Unknown		Unknown		Unknown		Unknown		through adjacent private land / industrial estate / POS	
S	Environmental constraints the within f adjacent to statutory environmental designations (Ancient woodland / AONB / iosphare Reserve / LNR / NNR / National Park / RAMSAR Site / SSSI / SAC / SPA)?	Yes / No / Unknown		94%		4		4		4		4		Callingon has no Biosphere reserves / National Nature Reserves (NNRs) Ramsar sites / Nation Parks / Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) within the study
	ite within SSSI Impact Zone?	Yes / No / Unknown		2		2		2		2		2		area All of Callington is covered by SSSI impact zones from Greenscoombe Luckett wood SSSI to the
S	ite within / adjacent to non environmental designations (Green Infrastructure Corridor / LWS POS / SINC / Nature Improvement Area / Ragionally Importance Geological Site / Other site			4		4		4		4		4		north east and Park Wood SSSI to the south west.
S	t environmental significance)? ite predominantly / wholly within Flood zone 2 or 3? See guidance notes:	na y no y controll		,		,		,		,		•		
F	lood Zone 1: Low Risk lood Zone 2: Medium Risk lood Zone 3 (less or more vulnerable site use): Medium Risk			4		4		4		4		4		
F	lood Zone 3 (highly vulnerable site use): High Risk the site or areas of the site susceptible to surface water flooding?	Yes / No / Unknown		4		4		4		4		4		
b	the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	Yes / No / Unknown		4		4		4		4		4		No land in Callington is classed as Grade 3a agricultural land (Magic, Agricultural Land
E	oes the site contain local wildlife-rich habitats / have the potential to support priority pecies? Has the area been identified by national and local partnerships for habitat	,									Adjacent to TPO area to the south with the			Classification Grades - Post 1988 Survey, 2021) Indicative searches did not show site's contained wildlife rich habitats - further investigations needed to accurately assess.
'n	nanagement, enhancement, restoration or creation?	Yes / No / Unknown	n	4		4		4		4	potential to create a green corridor / infrastructure break	4		
b	the site within or adjacent to an Air Quality Management Area (AQMA)?	Yes / No / Unknown	n	4		4		4		4	infrastructure break	4		Callington does not have any AQMAs
5	. Physical constraints the site:	1		70%		70%		80%		75%	Likely topographical	60%		I I
6	lat or relatively flat lently sloping or uneven teachy sloping or			4		4		4	Gently sloping but relatively exposed	2	constraints			
B	there existing wehicle access, or potential to create vehicle access to the site?	Yes / No / Unknown	n	4		4		4		4		4		
is s	there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the ite?	Yes / No / Unknown	n Unknown		Unknown		Cycle Lane connecting to Moss Side Industrial Estate	4	Cycle Lane connecting to Moss Side Industrial Estate	4	Unknown			Further assessment needed to ascertain viability of creating cohesive pedestrian / cycling rout
	re there any known Tree Preservation Orders (TPOs) on the site?	Yes / No / Unknown	n	4		4		4	- Charles	4		4		
A	re there significant trees within or adjacent to the site? Are they owned by third parties?	Yes / No / Unknown		4		4		4		4	There is a TPO area of the cite's couthern houndary	2		
	re there veterar/ancient trees within or adjacent to the site? Are they owned by third	Yes / No / Unknown	n Unknown		Unknown		Unknown		Unknown		Unknown			Further investigation required by Arboriculturist
	arties? re there any Public Rights of Way (PRoWs) crossing the site?	Yes / No / Unknown	n	4		4		4		4		4		
	the site likely to be affected by ground contamination?	Yes / No / Unknown	n	4		4		4		4		4		No contaminated land registered within Callingon
0	there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in lose proximity to hazardous installations? Yould development of the site result in a loss of social, amenity or community value?	Yes / No / Unknown	n Unknown		Unknown		Unknown		Unknown		Unknown			
Ľ	Heritage	Yes / No / Unknown	n	4		75%		4 25%		4		100%		
	Within or adjacent to World Heritage Site (WHS) / Town Conservation Area? Would the evelopment of the site cause harm to a designated heritage asset or its setting? iteratly impact and/or mitigation not possible one impact, and/or mitigation cossible			2		2		2		2		4		Sites adjacent to Florence / Fullaford Road site below the WHS area
0	imited or no impact or no requirement for mitigation oce the site have fisted buildings within or adjacent to it? Would the development of the site use harm to a non-designated heritage asset or its setting? lieectly impact and/or mitigation not possible			4		4		4		4		4		
2	ome impact, and/or initipation possible initided on on impact or no requirement for mitigation . Accessibility – Distances to community facilities and services should be measured using railing routes from the centre of each site to each facility. Additional facilities can be added the list. The distances are based on the assumption that 400m is equal to approximately 5			64%		64%		64%		64%		64%		
b	o the list. The distances are based on the assumption that 400m is equal to approximately 5 ninutes' walk. (Measured from the edge of the site)													

Eastern Neighbourhood Plan Area

25	Town / local centre / shop	<400m 400-1200m >1200m		2		2		2		2		2		
26	Bus / Tram Stop	<0400m 400-1200m >1200m		4		4		4		4		4		
27	Train station	<400m 400-1200m >1200m												Callington nolonger has a train station - the nearest rail links are Liskeard, Plymouth and Gunnislake to the east.
28	Primary School	<400m 400-1200m >1200m		2		2		2		2		2		
29	Secondary School	<0400m 400-1200m >1200m		2		2		2		2		2		
30	Open Space / recreation facilities	<400m 400-1200m >1200m		4		4		4		4		4		
31	Cycle Route	<400m 400-1200m >1200m		4		4		4		4		4		
	8. Landscape and visual Constraints			50%		75%		75%		50%		50%		
32	In the site low, medium or high sensitivity in stems of landscape? Low semilibrity, the his few or revisional statuse, and/or valued features that are less succeptible to development and can accommodate change, and the status semilibrity in the last has many-valued statuses, and/or valued features that are succeptible to development but could potentially accommodate some change with appropriate mingsidion. High semilibrity: the site has highly valued features, and/or valued features that are highly succeptible to development. The site on a scenario and in mindsidion succeptibility accommodate minimal changes.		Heavily vegetated northern parcel	2		4	Can't ascertain - develoment has now commenced	4		4	Due to proximity to TPO area	2		
33	In the late loop, medium or high sensitivity in terms of visual amening? Low sensitivity; the late is visually windowed and his low intensitiolity with the surrounding landscape, and/or it would not adversely impact any identified view. Continue mentionity the data is converted intensitional and has some intensicially with the continue mentionity of the late is converted intensitional and has been intensitively with the virgh sensitivity; the late is visually open and has high intensitiality with the surrounding landscape, and/or the would adversely impact any recognitive data or you required and continued to the late of the la		Parcel is enclosed by trees, but there is the potential for intervisibility with WHS	2	Parcel is enclosed by trees, but there is the potential for intervisibility with WHS	2	Parcel is enclosed by trees, but there is the potential for intervisibility with WHS	2	Relatively exposed slope		Parcel is enclosed within low density residential, but there is some potential for intervisibility with WHS/AONB area to the north east	2		
	9. Planning policy constraints			43%		64%		43%		36%		43%		
34	is the site in the Green Belt?	Yes / No / Unknown	n/a		n/a		n/a		n/a		n/a			No greenbelt was found for the Callington Parish.
35	is the site or adjacent land 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		4	Site next to residential allocation	4	Site allocated for 46 dwellings	4		4		4		
36	Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?				Brownfield Site	4								
37	is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infili)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?			2		4		2				2		
38	United the desired to the service of		n/a		n/a		n/a		n/a		n/a			No settlement boundary defined.
39	Would development of the site result in neighbouring settlements merging into one another?	Yes / No / Unknown		4		4		4		4		4		
40	is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes / No / Unknown		2		2		2		2		2		Size of development is somewhat discordent with surrouding as the town edges currently have a very low density.
				98		106		112		98		104		
	10. Conclusions													
	Other factors effecting develoment?	l —			l									
	Indicative rating	l												l
	Scoring:- Red		0	0	0 - 47	0 > 30%								

This site assessment database is based on the Neighbourhood Planning, org website guidance - Site Assessment Appendix A, produced by Locality (2022). The assessment template forms part of Locality's updated and expanded 2015 toolkit, which is available at: https://neighbourhoodplanning.org/hooleits-and-guidance/assess-allocate-sites-development/.

March Marc																
March Marc	Southern Neighbourhood Plan Area 1. Site Details	Rating guidance	Site 7 - Policy 11		Site B		Site 9		Site 10		Site 11				Site 13	Notes and Decision Aiding Questions.
Part			0.68 ha								1.16 ha				4.11 ha	
March Marc	Site name / address Existing land use / neighbouring uses		Southern Road A Onen field, residential, light		Southern Road B		Southern Road / Saltash Road A Onen field, adjacent to allocated site		Southern Road C Onen field, adjacent to		Saltash Road B Onen field screen from		Southern Road D		Southern Road E Onen field arrows A390 from	
March Marc			industry / retail				(57) (Ref:PA18/05410)		residential		residential		residential		residential	
Part	Planning history / SHLAA status		SHLAA 2012 - 2015 site (Ref: 511	9)	None found		CfS parcel		with SHLAA 2012 - 2015		None found		OfS parcel		None found	
March Marc									site (Ref: 5492) / CfS							
March Marc	Deliverability estimate (dwellings)		13 - 20	1	54 - 81		19 - 29		62 - 93		23 - 34		70 - 105		82 - 123	
Part							to feet the #				to fee title 12 had assess					
Part	Committee and the committee of the commi		Direct access onto		Close proximity to existing facilities		AL INCOME B.		Direct access onto A390/		dependent on Site 12		Direct access onto		Direct access onto A390/	
Part			Catanana site with send delibera-		including the recently approved Health Park				Southern Road Gateway site with good		approval or private access				Southern Road	
Part			Close proximity to existing		Potential for a mixed use site adding				visibility				existing facilities		Opportunity for traffic	
Part			tacilities and within proximity to existing development						Close proximity to existing facilities and within				Potential for a sustainable access to		calming features on Southern Road	
Part			Potential for a mixed use site		Potential topographical issues				proximity to existing				the town centre		Coms	
Part			Upgrades required to Dupath		Lage of securities recursor				Potential for a mixed use				Primary School and		southern side of the A390	
Marie Mari			Lane/potential new roundabout on the A290						site connecting into Callington Health Park				existing play areas		Not as sustainable as other site options	
Marie Mari									Partially identified within				Distance from the			
Marie Mari													Health Park			
Marie Mari									Potential upgrades required to Saltash Road				Development beyond Southern Road and			
Marie Mari									Edge of settlement				Saltash Road			
Marie Name	2 Indicators of availability			ETIC.		ns.		67%	location	67%		DNC		ETIS.		7%
March Marc																
March Marc				*	Unknown			4		4	Unknown			4		
Part	Are there any known legal or ownership problems such as unresolved multiple ownerships, ranson strips, tenegries, or operational	Yes / No / Unknown	Unknown		Unknown		Unknown		Unknown		Unknown		Unknown		Unknown	
Manual part of the part of t																
Manual part of the part of t	is there a known time frame for availability? * SHLAA / CIS parcels assumed to have present availability	1		ľ	Unerown			ľ		ľ	Unknown	l		ľ	Unknown	
Manual part of the part of t	Available now / 0-5 years / 6-10 years / 11-15 years.			ov.		DV .		rw .		nw .		_		-		OV.
Column	2. HOLDING VIDING			No.		W.W.		· · ·		W.78				W. 78		
Column	Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is	Yes / No / Unknown	Unknown	1	Unknown		Unknown		Unknown	l	Unknown	l	Unknown	1	Unknown	
	available to support conclusions			new .		nev		nw.		n.w		nav.		New York		O.W.
March Marc				94%		945		SACK.		3404		3434		SMCN.		945
March Marc	Site within / adjacent to statutory environmental designations (Ancient woodland / AONS / Biosphere Reserve / LNR / NNR / National Park /	Yes / No / Unknown		1		4		ľ —		1		1		4		4 Callingon has no Biosphere reserves / National Nature Reserves (NNRs) Ramsar sites / National Parks / Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)
March Marc	RAMSAR Site / \$551 / SAC / SPA(?															within the study area
March Marc				ľ		-		ľ		ľ		ľ		ľ		All of Callington is covered by \$551 impact zones from Greenscoombe Luckett wood \$551 to the north east and Park Wood \$551 to the south west.
Property of the property of	Site within / adjacent to non environmental designations (Green	Yes / No / Unknown		4		4		4		4		4		4		4
Property of the property of	Infrastructure Corridor / LWS / POS / SINC / Nature Improvement Area Regionally Importance Geological Site / Other site of environmental	'														
Note 1	significance)?															
Property of the contact of the con	Site predominantly / wholly within Flood zone 2 or 3? See guidance notes:			ľ*		4		4		*		*		*		4
Property of the contact of the con	Flood Zone 1: Low Risk															
Property of the contact of the con	Flood Zone 3 (less or more vulnerable site use): Medium Risk															
The control of the	Flood Zone 3 (highly vulnerable site use): High Risk															
Column C				*		•		·		ľ		ľ		*		•
Marie	is the land classified as the best and most versatile agricultural land			4		4		4		4		4		4		4 No land in Callington is classed as Grade 3a agricultural land (Magic, Agricultural Land
Marie	Does the site contain local wildlife-rich habitats / have the potential to	Yes / No / Unknown		4		4		4		4		4		4		4 Indicative searches did not show site's contained wildlife rich habitats - further investigation
Part	support priority species? Has the area been identified by national and local partnerships for habitat management, enhancement, restoration of	×														needed to accurately assess.
Companies																
Part	(AQMA)?	res / No / Unknown		*		•		·		ľ		ľ		*		Callington does not have any Augusta
Property of the control of the con				NO%		55%		65%		75%		60%		80%		80%
Property of the control of the con	ts the site:			4	Slight gradient to the south of field	2	Land elevated slightly above that of	2	Slight gradient to the north	2		4		4		4
Property of the control of the con	Gently sloping or uneven						centre district									
Part	is there existing vehicle access, or potential to create vehicle access to	Yes / No / Unknown	Direct access onto	4	Dependent on neighbouring		Possible access from A355	4	Direct access onto A390/	4	Dependent on		Direct access onto	4	Direct access onto A390/	4
Part	the site?		A390/Southern Road		development				Southern Road		neighbouring development		A390/ Southern Road		Southern Road	
Part	Is there existing pedestrian/cycle access, or potential to create	Yes / No / Unknown	Possible cycle lane connection to	4	Unknown		Unknown		Pedestrian route starting	4	Unknown		Pedestrian / sections	4	Pedestrian / sections of	4 Further assessment needed to ascertain viability of creating cohesive pedestrian / cycling
In the sequence for Personal of the Confession o	pedestrian/cycle access to the site?		Moss Side Industrial Estate						on the northern edge of				of offroad cycle route		offroad cycle route (width	route
In the sequence for Personal of the Confession o			,,,						Hangman's Lane				continues down the		A290, from Hangman's Lane	
In the sequence for Personal of the Confession o													A390, from Hargman's Lane			
March Marc		Yes / No / Unknown		4		4		4		4		4		4		4
March Marc	Are there significant trees within or adjacent to the site? Are they	Yes / No / Unknown		4		4		4		4		4		4		4
Company Comp	owned by third parties? Are there unterant arrived trees within or adjacent to the site? Are then	Yes / No / Unknown	Unknown		Unknown		Unknown		Unknown		Unknown		Unknown		Unknown	Further investigation required by Arboriculturist
Silver any state of particular large and service for security of the service of the service of the security of the service of	parried by third parties?									L .		L .				
Note the part of the state of t								Į.		[[[
A finite product of the control in a list of seased, questing or \$1.7 \text{ for finite products} \text{ and } and				1		*		<u> </u>		<u> </u>		<u> </u>		<u>"</u>		No contaminated land registered within Callingon
A finite product of the control in a list of seased, questing or \$1.7 \text{ for finite products} \text{ and } and	is there any stilities infrastructure crossing the site i.e. power lines/pip- lines, or is the site in close proximity to hazardous installations?	Yes / No / Unknown	Unknown		Unknown		Urknown		Unknown		Unknown		Unknown		Unknown	
A Principal Control of the Control of Contro																
Extract register of the regist	would development of the site result in a loss of social, amenity or community value?	res / No / Unknown		i*		*		ľ		ľ		ľ		ľ		•
Extract register of the regist	6. Heritage			100%		100%		100%		100%		100%		100%		···
Local for an improved or the i	Within or adjacent to World Heritage Site (WHS) / Town Conservation			4		4		4		4		4		4		4 Sites are not adjacent to WHS or Callington town conservation areas
Local for an improved or the i																
Local for an improved or the i	Area? Would the development of the site cause harm to a designated heritage asset or its setting?									I		1		1		
Each four favor bear failed participant or produced for the first failing or entire or e	Area? Would the development of the site cause harm to a designated heritage asset or its setting?															
The content of the co	Area? 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 positioned for mitigation.															
The content of the co	Area? 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 positioned for mitigation.			4		4		4	There is a grade II listed	4		4		4		4
Institute or in impact or in im	Area? 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 positioned for mitigation.			4		4		4	There is a grade II listed milestone 300m to the south east of the A388 /	4		4		4		4
Search for Assemption that SCON is required to assemption to a scond in the required to the required to assembly assembl	Area? Would the development of the late cases harm to a designated heritage asset or its satisfie? Develop impact and/or mitigation on pressible control or the satisfies of the satisfies of the satisfies of the control of the limited or on impact or or requirement for mitigation. Does the satisfies buildings within or adjacent to 107. Would the development of the satis cases have no ano designated heritage asset or its satting? Overly impact and/or mitigation and pressible development of the mitigation and pressible.	:		4		4		4	There is a grade II lated milestone 300m to the south east of the A388 / A390 junction	4		4		4		4
Search for Assemption that SCON is required to assemption to a scond in the required to the required to assembly assembl	leas? Would the development of the site scare hum to a designated between season of seasons of the site scare hum to a designated between seasons of smill patient on greated to the site of the Limited or an impact or an equipment for milligation. Once the site has held soldrage without an adjacent to it? Would the development of the site cause have to a expect to it? Would she will be set to the site cause have to a expect set to it? Would she consider that the site cause have to a expect set in the Site of set site cause have to a except set of the site of set in means or some passible contained or in insense or no manifestation of a militarior similared or in insense or no manifestation of the militarior.			4		4		4	There is a grade II lated milestone 300m to the south east of the A388 / A390 junction	4		4		4		•
Pear Visible	leas? Would the development of the site scare hum to a designated between season of season of season of season of between season of smill patient on greated trained are no impact or no requirement for millipation Come the site has the reside buildings within or adjacent to it? Would the development of the site cause have to a reduce the total which will be the cause have to a reduce the horizon of a setting. Overally respect and/or millipation on or persible Circuity respect and/or millipation on operation in the setting of the cause have a reduced Circuity respect sendor millipation on operation contributed or in insense or no maniferent for millipation contributed or in insense or no maniferent for millipation			64%		4		4 Gens	There is a grade II listed milestone 300m to the south east of the A385 / A390 junction	4 54%		4		4		4 ans
Pear Visible	Area? Would the development of the last count have to a designated harding exist of the similar of any analysis of the making exist of the similar of the similar of the latest injury, analysis militarily assumed latest injury, analysis militarily analysis of latest of the lamps of the militarily analysis of latest of the lamps of the militarily analysis of latest similarily analysis of the latest analysis of latest similarily analysis of latest similarily analysis of latest similarily analysis of latest discussion of Latest analysis of Latest similarily analysis of Latest similarily considerable in latest discussion of Latest similarily considerable in latest similarily considerable in latest similarily considerable in Latest similarily considerable in latest similarily Latest si			4 Gd%		6		4 Ses	There is a grade II listed milestone 300m to the south east of the A388 / A390 junction	64%		57%		64%		4 SKS
1,000c	Area? Would the development of the last count have to a designated harding exist of the similar of any analysis of the making exist of the similar of the similar of the latest injury, analysis militarily assumed latest injury, analysis militarily analysis of latest of the lamps of the militarily analysis of latest of the lamps of the militarily analysis of latest similarily analysis of the latest analysis of latest similarily analysis of latest similarily analysis of latest similarily analysis of latest discussion of Latest analysis of Latest similarily analysis of Latest similarily considerable in latest discussion of Latest similarily considerable in latest similarily considerable in latest similarily considerable in Latest similarily considerable in latest similarily Latest si			66%		4		4 64%	There is a grade II listed milestone 300m to the south east of the A338 / A390 junction	6455		57%		64%		5 SER
Sint content	According to the configuration of the first count have to a disgraded female to the country of	4400m		6 64% 54%		4 64%		64% 54%	There is a grade II lated milestone 300m to the count on the count on the count on the ASSS / ASSO junction	64%		537% 22		64%		des.
Sint content	Area? Would the development of the less cause have to a disgranted female to the control of the	4400m 400-1200m		60%		4 Ges		4	There is a grade It listed missions 300s to the score said of the ARM / ARD junction	64%		53%		64%		deta.
605-1000m 1-1000m	Area? Would the development of the less cause have to a disgranted female to the control of the	4400m 400-1200m		6 Gers.		666		6 GHS.	There is a grade II lated milestone 300m to the club, and to the ARM / A390 junction	6 60% 2 2		57% 2 2		6 64% 2 2		4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
\$120m	Area? Would the development of the less it cause have to a disgratured format by the development of the less it caused have to a disgratured process, and less registration processes. Less registration, and less registration processes less registration, and less registration processes less than the less registration processes less the less registration processes less than the less registration of processes less registration processes less registration processes less registration processes less registration processes less registration processes less registration processes less registrations and processes and less registrations and less registrations and processes and less registrations and less regist	<600m 400-1200m 91200m 400-1200m 91200m		6 66% 2 2		6 6 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		655	There is a grade II listed missions 200m to the south east of the A385 / A390 junction	6 60% 2 2		57% 2		6 64% 64%		4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Princip Chand Section 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Area? Would the development of the less it cause have to a disgratured format by the development of the less it caused have to a disgratured process, and less registration processes. Less registration, and less registration processes less registration, and less registration processes less than the less registration processes less the less registration processes less than the less registration of processes less registration processes and less registration processes and less registration of processes less registration processes and less registration processes and less registration processes less registration processes and less registration processes and less registration processes less registration processes and less registration processes and less registration processes and less registration and manufactured processes and less registration processes and manufactured processes and less registration and less registration processes and less registration from less registration processes and less registration	400m 400-1200m >1200m 4400-1200m >1200m 4400-1200m >1200m		66%		6 6 6 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6		605. 22	There is a grade II listed ministers 50% to the scale of the A385 / A390 junction	6 OPS		275.		6 64% 2 2 4 4		4 Callegian relarger has a train station - the reservet cell links are Colleged. Physiothesis and Colleged are Colleged as a Co
-2206	Area? Would the development of the less it cause have to a disgratured format by the development of the less it caused have to a disgratured process, and less registration processes. Less registration, and less registration processes less registration, and less registration processes less than the less registration processes less the less registration processes less than the less registration of processes less registration processes and less registration processes and less registration of processes less registration processes and less registration processes and less registration processes less registration processes and less registration processes and less registration processes less registration processes and less registration processes and less registration processes and less registration and manufactured processes and less registration processes and manufactured processes and less registration and less registration processes and less registration from less registration processes and less registration	400m 400-1200m >1200m 4400-1200m >1200m 4400-1200m >1200m		60% 50%		6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6		64% 54%	There is a grade II lated milestore 200+ to the scule and of the A388 / A500 junction	6 60%		27% 27%		6 66%.		Collegion relanger has a train station - the reservet sell toke an italizers, Physically and Collegion relanger has a train station - the reservet sell toke an italizers, Physically and Collegion Relationship to the seat.
	Area? Would the development of the less it cause have to a disgratured format by the development of the less it caused have to a disgratured process, and less registration processes. Less registration, and less registration processes less registration, and less registration processes less than the less registration processes less the less registration processes less than the less registration of processes less registration processes and less registration processes and less registration of processes less registration processes and less registration processes and less registration processes less registration processes and less registration processes and less registration processes less registration processes and less registration processes and less registration processes and less registration and manufactured processes and less registration processes and manufactured processes and less registration and less registration processes and less registration from less registration processes and less registration	400m 400-1200m >1200m 4400-1200m >1200m 4400-1200m >1200m		2 2 2		4		2	There is a grade it listed misstore 200% to the took east of the ASSS / ASSS paretter	6 66% 2 2 4 4		2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		6 64% 2 2 6 6		Collegion reforger has a train station—the moment rall links are staken-di. Pyreculation of Collegion reforger has a train station—the moment rall links are staken-di. Pyreculation of Collegion Research Section 1.

Southern Neighbourhood Plan Area

29 5	econdary School	<400m		2		2		2		2		2		2		2	
		400-1200m >1200m															
30 0	pen Space / recreation facilities	4400m 400-1200m		4		4		4		4		4		4		4	
		>1200m															
31 0	ycle Route	400m 400-1200m		4		4		4		2		2		2		2	
L		1200m															
	Landscape and visual Constraints			50%		75%		75%		75%		100%		100%		100%	
Lo fe ch No fe as	the site lose, medium or high sensitivity in terms of landscape? on sensitivity, the thin his few or no volved features, and/or valued satures that are less succeptible to development and can accommodate name. It is not to the sature of the satures and of the satures and/or valued solution sensitivity, the site has many valued features, and/or valued solution that are ususciptible to development but could pointerably ligh sensitivity, the site has highly valued features, and/or valued statures that are highly succeptible to development. The site can stature that the highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that are highly succeptible to development. The site can stature that the site of the s			4		4		4		4		4		4		4	
	commodate minimal charge.																
La us ov in to to the	The bib lies, mediation or high intentitivity in terms of visual mentally intentitivity in the second of the secon			6	Parcels are generally well enclosed, however, due to the southern end congletine approaching IESm AGO there is a greater potential for visual intrusion	2	See comment for She B	2	See comment for Site 8	2		4		4		4	
9.	Planning policy constraints			43%		43%		43%		SON		43%		43%		AIS	
	Planning policy constraints the size in the Green Belt?	Yes / No / Unknown	n/a	43%	n/a	42X	n/a	43%	n/a	SON	n/a	43%	n/a	43%	r/a	43%	No greenbelt was found for the Callington Parish.
34 ls		Yes / No / Unknown Yes / No / Unknown	n/a	43% 4	r/a	43%	n/a	42%	n/a	50%	n/a	43%	r/a	43%	n/a	43%	No greenbelt was found for the Callington Parish.
34 Is	the size in the Green Belt? The size or edjacent land information or a particular use (e.g. housing / replymented or edjacent land information or special the adopted and / or integring Local Plan? It that size: If the size:		74	43%	n/a	42%	m/a	42X	n/a	5.0%	n/a	4336	N/a	43%	nia	43%	Not greenfells was found for the Callegian Parals.
34 is 35 is 66 is 35 is 67 is 68 is 37 is 68 is 60 is	The sale to the Green Berli the sale to the Green Berli the sale of the Green Berli green space to the adapted and green space to the adapted and f or the sale of the sale of the sale of the adapted and f or the sale the		17/4	4	n/s	6	nia	4.	n/a	4	71/4	43%	n/a	4		4	
34 Is 19 35 Is 66 66 66 66 66 66 66 66 66 66 66 66 66	Use that the foundable of the production on Eq. Should, production on Eq. Should, and should be producted on Eq. Should, production of the dependent on gene regions in the schoped and for some greater of the school of the school of the school of the smoothed of the school of th	Yes / No / Unknown	rda	45%	n/a	4	nda	4PX 4	n/a	50% 4 4	n/a	4	n/a	4 4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	n/a	4	The grantest was bound to the Callegium Punsh. The grantest was bound to the Callegium Punsh. The section with boundary defined.
34 Is 15 Is 16 Is	We have the Geomethol' If the last the Geomethol' If the Geomethol'	You J No J Unknown	14 d a	2	N/a	475	nda	4 2 2 2	nt/a	6 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	nd a	4	n/a	43% 4 2 2		4	
34 Is 15 Is 16 Is	We have the design of the production of the phase of the	You J No J Unknown	7/4 A	4 2 2	14/4 m	2	nda	4 4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	n/a	4 4 4 2 2	nija	4	n/a	2 2 2	1/4	4	No settlement baseling defront.
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34 II	We have the Good Held The Service of Apparent for Administrative production can be a Security or Apparent for Administrative production can be a Security or Apparent for Administrative production can be a security or Administrative for Administrative for Administrative for the Security of Administrative for Administrative for the Security of Administrative for Administr	You J No J Unknown	704	4		4 4 2 2 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	145	4	nia	4 4 4 2 2 314	nda	4	nia	4	nja	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	No settlement basedary phrimat. On settlement basedary phrimat.

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Western Neighbourhood Plan Area

w	estern Neighbourhood Plan Area										
1.3	Site Details oss Site Area (ha)	Rating guidance			Site 15		Site 16		Area B	Area C	Notes *Estimate taken from QGIS
			2.85 ha		1.59ha*		0.75 ha		Not measured	Not measured	
	e name / address		Church Street		Land west of Baker Estates		South Hill Road A		Liskeard Road, adjacent to Heritage Centre	Parcels adjacent to Haye Road PRoW (Path no.: 605/1/1; priority: gold)	
Exi	sting land use / neighbouring uses		Open field, bordering residential		Open field, adjacent to Baker Estates development (171 dwellings, Ref:PA18/05074), Deciduous		Open field, adjacent to Baker Estates development (171 dwellings, Ref:PA18/06074), Adjacent to woodland		Residential, Callington Cemetary	Industrial / retail and recreation	
Pfs	inning history / SHLAA status		None found		woodland Site area covers part of with SHLAA 2012 - 2015		Site area covers part of with SHLAA 2012 - 2015 site		None found	None found	
D	liverability estimate (dwellings)				site (Ref: S1256Rev)		(Ref: S1256Rev)				
-	her considerations		57 - 85		Not estimated		15 - 22		Not estimated Restricted access off	Not estimated The site is cut off and site	
0.	ner considerations		Accessed through recently approved residential		Extension to the Baker Estates land currently under		Direct access onto South Hill Road		Liskeard Road and	access is restricted as it is not	
			scheme Proximity to the Town Centre		construction Identified in the Call for Sites		Potential for upgrades to footpath network		heightened sensitivity due to adjacent comptany and	adjoining the road network. Therefore, these parriels were	
			Cons Steeper topography/valley features		Cons		Proximity to Town Centre/ facilities Increased traffic movements onto South Hill Road		AGLV area. Therefore, these parcels were not	Therefore, these parcels were not analysed further.	
			Surface water drainage issues identified		Potential impact on existing trees and ecology Steeper topography Potential issues with management of surface		Increased traffic movements onto South Hill Road		these parcers were not analysed further.		
			within the previous planning application		Potential issues with management of surface water drainage						
					water drainage Proximity to Town Centre/facilities						
2.	Indicators of availability			0%		67%		67%			
1 161	the site available for development?	Yes / No / Unknown	Unknown			4		4			
2 An	e there any known legal or ownership problems such as unresolved					-		· ·			
rec	ultiple ownerships, ransom strips, tenancies, or operational quirements of landowners?	Yes / No / Unknown	Unknown		Unknown		Unknown				
3 151	there a known time frame for availability? * SHLAA / CfS parcels turned to have nescent availability Indicators of viability		Unknown			4		4			
				0%		0%		0%			
25	the site subject to any abnormal costs that could affect viability, such demolition. land remediation or relocating utilities? What evidence is								Purchase of adjacent	Road widening required,	
av	demonstron, rand remediation of relocating distribus? What evidence is allable to support conclusions	Yes / No / Unknown	Unknown		Unknown	İ	Unknown		property to facilitate road widening required	unless this can be accomodated through Site 14	
4/	Environmental constraints			81%		69%		81%			
5 Sit	e within / adjacent to statutory environmental designations (Aprilent										Callingon has no Biosphere reserves / National Nature Reserves (INIRs) Ramcar citos /
wr	e within / adjacent to statutory environmental designations (Ancient codland / AONB / Biosphere Reserve / LNR / NNR / National Park / MSAR Site / SSSI / SAC / SPAI?	Yes / No / Unknown		4		4		4			Callingon has no Biosphere reserves / National Nature Reserves (NNRs) Ramsar sites / National Parks / Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) within the Study area
6 Sit	MSAR Site / SSSI / SAC / SPA) ? e within SSSI Impact Zone?	Yes / No / Unknown		2		2		2			All of Callington is covered by SSSI impact zones from Greenscoombe Luckett wood SSSI to
7 Sit	e within / adjacent to non environmental designations (Green	,, GIRZOWN		*		•		•			the north east and Park Wood SSSI to the south west.
Inf	rastructure Corridor / LWS / POS / SINC / Nature Improvement Area / gionally Importance Geological Site / Other site of environmental	Yes / No / Unknown		4	Site adjacent to Deciduous Woodland (Priority Habitats Inventory, Natural England, 2020)	2		4			
sig	nificance)?										
00	e predominantly / wholly within Flood zone 2 or 3? See guidance										
Flr	od Zone 1: Low Risk od Zone 2: Medium Risk		North eastern edge falls in flood zones 2/3, which also encroaching into existing site	2	Southern edge just within flood zones 2/3	2		4			
Flo	od Zone 3 (less or more vulnerable site use): Medium Risk		which also encroaching into existing site allocations								
	ood Zone 3 (highly vulnerable site use): High Risk the site or areas of the site susceptible to surface water flooding?										
		Yes / No / Unknown		2		2		4			
10 ls 1	the land classified as the best and most versatile agricultural land rades 1, 2 or 3a)	Yes / No / Unknown		4		4		4			No land in Callington is classed as Grade 3a agricultural land (Magic, Agricultural Land Classification Grades - Post 1988 Survey, 2021)
11 Do	es the site contain local wildlife rich habitats / have the notential to										
lor	oport priority species? Has the area been identified by national and al partnerships for habitat management, enhancement, restoration or action?	Yes / No / Unknown		4	the complexity of	2		4			
12 16 1	the site within or adjacent to an Air Quality Management Area	Yes / No / Unknown		4		4					Callington does not have any AQMAs
	QMA)? Physical constraints	rea / No / Grandwii		65%		55%		70%			
	the site:										
Fla Gr	nt or relatively flat ntly sloping or uneven		Steeper topography/valley features	2	Steeper topography	2		4			
14 15 1	there existing vehicle access, or potential to create vehicle access to	Yes / No / Unknown	Access dependent on approved development -		Access through adjacent development or via new	4		4			
	site? there existing pedestrian/cycle access, or potential to create	Yes / No / Unknown	current status unclear	4	South Hill Road junction Potential to continue pavement from Greenfield	,	Potential to continue pavement from Greenfield Close,	-			Parcels not scored as green due to unknown viability of pavement extension.
	destrian/cycle access to the site? e there any known Tree Preservation Orders (TPOs) on the site?		Close proximity to town centre		Close, along the north eastern road edge		along the north eastern road edge				,,,,
		Yes / No / Unknown		4		4		4			
COA	e there significant trees within or adjacent to the site? Are they ned by third parties?	Yes / No / Unknown		4		2		4			
18 An	e there veterary/ancient trees within or adjacent to the site? Are they mad by third parties?	Yes / No / Unknown	Unknown		Unknown		Unknown				Further investigation required by Arboriculturist
19 An	ned by third parties? e there any Public Rights of Way (PRoWs) crossing the site?	Yes / No / Unknown		4		4		4			
	the site likely to be affected by ground contamination?	Yes / No / Unknown		4		4		4			
21 Is 1	there any utilities infrastructure crossing the site i.e. power lines/pipe es, or is the site in close proximity to hazardous installations?	Yes / No / Unknown	Unknown		Unknown		Unknown				
22 W	ould development of the site result in a loss of social, amenity or	Yes / No / Unknown		4		2		4			
co	mmunity value? Heritage	rus / No / Unknown		TOW 4		1000		4			
				738							
23 Wi An	thin or adjacent to World Heritage Site (WHS) / Town Conservation sa? Would the development of the site cause harm to a designated										
he N	ritage asset or its setting? rectly impact and/or mitigation not possible			2		4		4			
Sa	me impact, and/or mitigation possible nited or no impact or no requirement for mitigation										
24 Do	nited or no impact or no requirement for mitigation es the site have listed buildings within or adjacent to it? Would the										
de	velopment of the site cause harm to a non-designated heritage asset its setting?										
Dir	rectly impact and/or mitigation not possible			4		4		4			
	me impact, and/or mitigation possible nited or no impact or no requirement for mitigation										
7.	Accessibility - Distances to community facilities and services should measured usine walking mutos from the centre of each site to each			71%		50%		50%			
fa	measured using walking routes from the centre of each site to each sility. Additional facilities can be added to the list. The distances are										
mi	sed on the assumption that 400m is equal to approximately 5 nutes' walk. (Measured from the edge of the site)										
25 To	wn / local centre / shop	<400m									
		400-1200m >1200m		4		2		2			
	s / Tram Stop	c400m		4		4		4			
26 Bu		400-1200m									
		400-1200m >1200m		,							Colligator redening but a train station , the appeart roll links are listered. Where the set
	sin station	400-1200m >1200m <400m 400-1200m		•							Callington rolonger has a train station - the nearest rail links are Liskeard, Plymouth and Gunnistake to the east.

Western Neighbourhood Plan Area

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boundary (for see cisis)? White the resident parties boundary? ply2 ply2	
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200 94 105 105 105 105 105 105 105 105 105 105	
Other factors effecting development?	
relative rating	
Scrinc- Red 0 0 0 0 0-47 0-295	

This site assessment database is based on the Neighbourhood Planning, org website guidance - Site Assessment Appendix A, produced by Locality (2022). The assessment template forms part of Locality's updated and expanded 2015 toolkit, which is available at: https://neighbourhoodplanning.org/toolkis-and-guidance/assess-allocate-sites-development/.

