

# Callington and Kelly Bray Neighbourhood Plan Site Assessment

February 2023



SUMMERFIELD  
PLANNING LIMITED

CliftonEmerydesign

Report number	Status	Date	Revision	Author / checked
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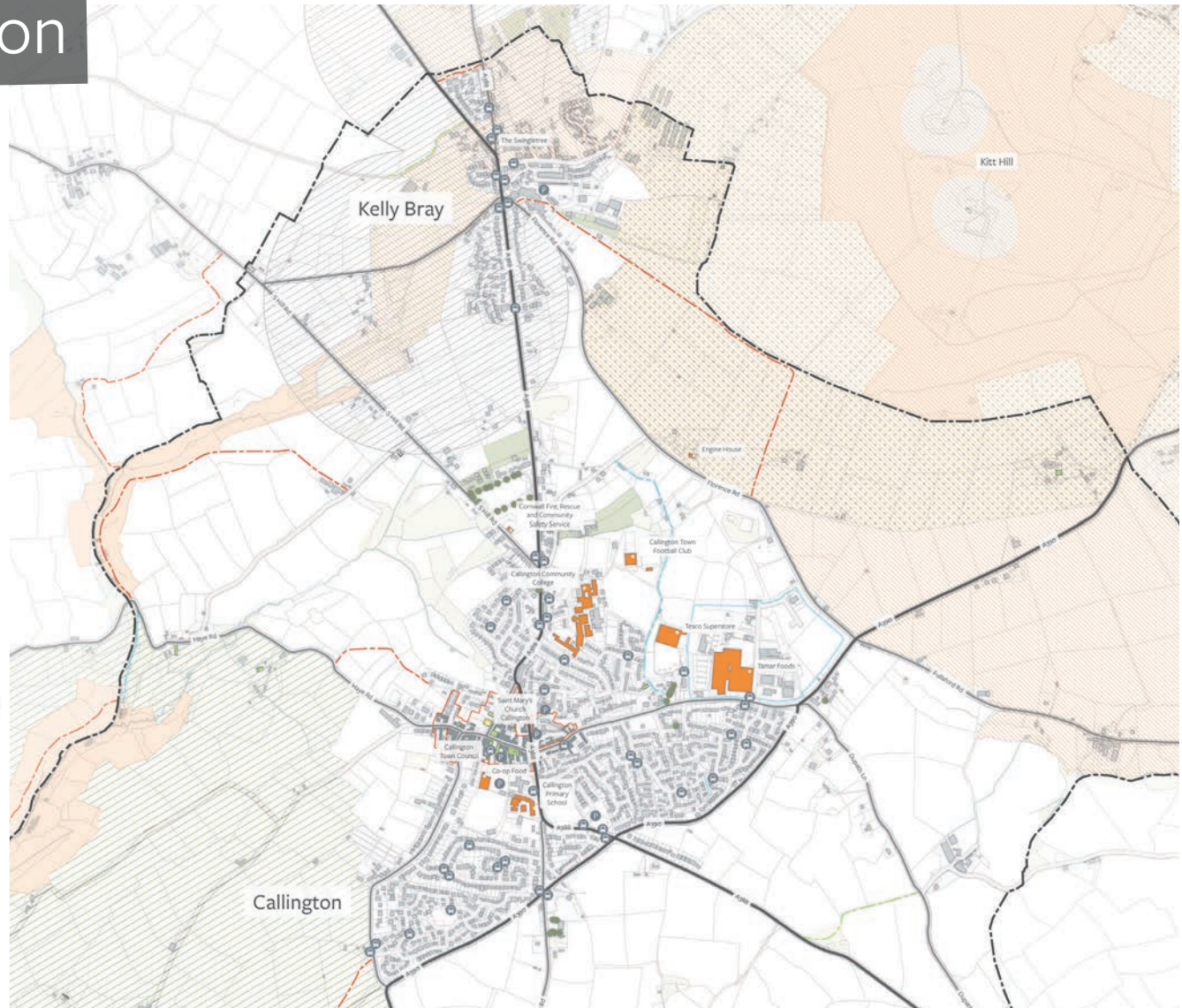
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# Introduction

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- /// World Heritage Site Area
- Country Wildlife Sites
- Heritage quarry
- Tree preservation areas
- Tree preservation order points
- Grade 1 listed buildings
- Grade 2 listed buildings
- Grade 2\* listed buildings



## 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 Housing Target (April 2010-April 2030)	b. Commitments (<10%) (April 2020)	c. Completions (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)	1 bed	2 bed	3 bed	4 bed	5 bed	Total
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 boundaries 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 provided 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 biodiversity and integrate the development into the landscape;
- g) Green infrastructure providing opportunities for informal 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 incorporated into the Callington 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](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

Please send the completed form to:

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

or by email to: [clerk@callington-tc.gov.uk](mailto:clerk@callington-tc.gov.uk)

[www.callington-tc.gov.uk](http://www.callington-tc.gov.uk)



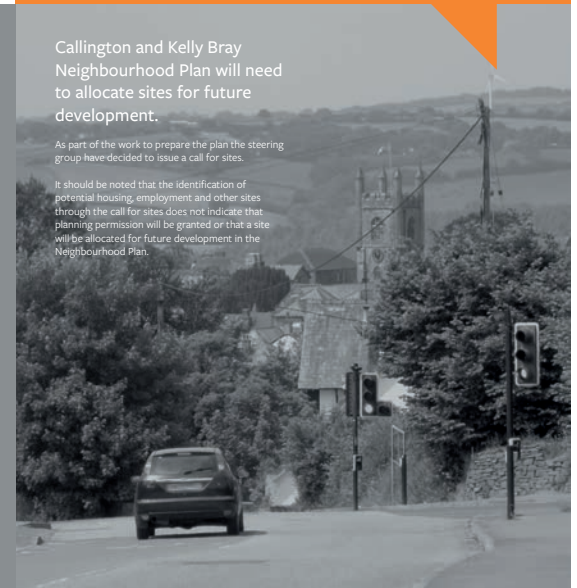
## Call for Sites

Callington and Kelly Bray Neighbourhood Plan

### Callington and Kelly Bray Neighbourhood Plan will need to allocate sites for future development.

As part of the work to prepare the plan the steering group have decided to issue a call for sites.

It should be noted that the identification of potential housing employment and other sites through the call for sites does not indicate that planning permission will be granted or that a site will be allocated for future development in the Neighbourhood Plan.



#### Data Protection and Environmental Information Regulations

We need permission to hold your details on our database. Submission of a form electronically will be taken as consent to process your personal data. Please confirm your consent below by ticking the box:

- I give consent that my contact details and related responses can be held by Callington Town Council and I understand that they will only be used in relation to neighbourhood planning matters.

Please sign (or type your name if submitting electronically):	Date:
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This information is collected by Callington Town Council as data controller in accordance with the Data Protection Act 2018. The purposes for collecting this data are:

- inform other work associated with the Callington and Kelly Bray Neighbourhood Plan; and
- to contact you, if necessary, regarding the answers given on this Proforma.

The form may also be used in discussion with other parties e.g. parish councils, developers, residents and Cornwall Council, but the contact details on the first two pages will be detached and held separately. Data will be kept for as long as it is considered useful for the above purposes.

Any recorded information held by Callington Town Council can be requested under the Freedom of Information (FOI) Act 2000 or the Environment Information Regulations (EIR) 2004.

#### Completion notes

- Please complete one form for each site
- You must give your name and address for your submission to be considered
- You must include a map or aerial photograph showing the precise boundaries of the site
- Please submit your response by Friday 7th September 2018.

The Council shall act reasonably and use its discretion when making a decision to release or withhold this information.

If you have any concerns regarding the processing of your data, please call Town Clerk Helen Dowdall on 01579 384099 or email [clerk@callington-tc.gov.uk](mailto:clerk@callington-tc.gov.uk) keeping in touch.

- Yes please, I would like to receive communications by email.
- Yes please, I would like to receive communications by telephone.
- Yes please, I would like to receive communications by mobile phone including text message.
- Yes please, I would like to receive communications by social media including Facebook.
- Yes please, I would like to receive communications by post.

#### Your Details

Name:			
Address:			
Telephone Number:			
Email address:			
Are you the owner of the site?	<input type="checkbox"/> Yes - Sole Owner	<input type="checkbox"/> Yes - Part Owner	<input type="checkbox"/> 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?	<input type="checkbox"/> Yes	<input type="checkbox"/> 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?	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes if accompanied by the landowner / agent	<input type="checkbox"/> No

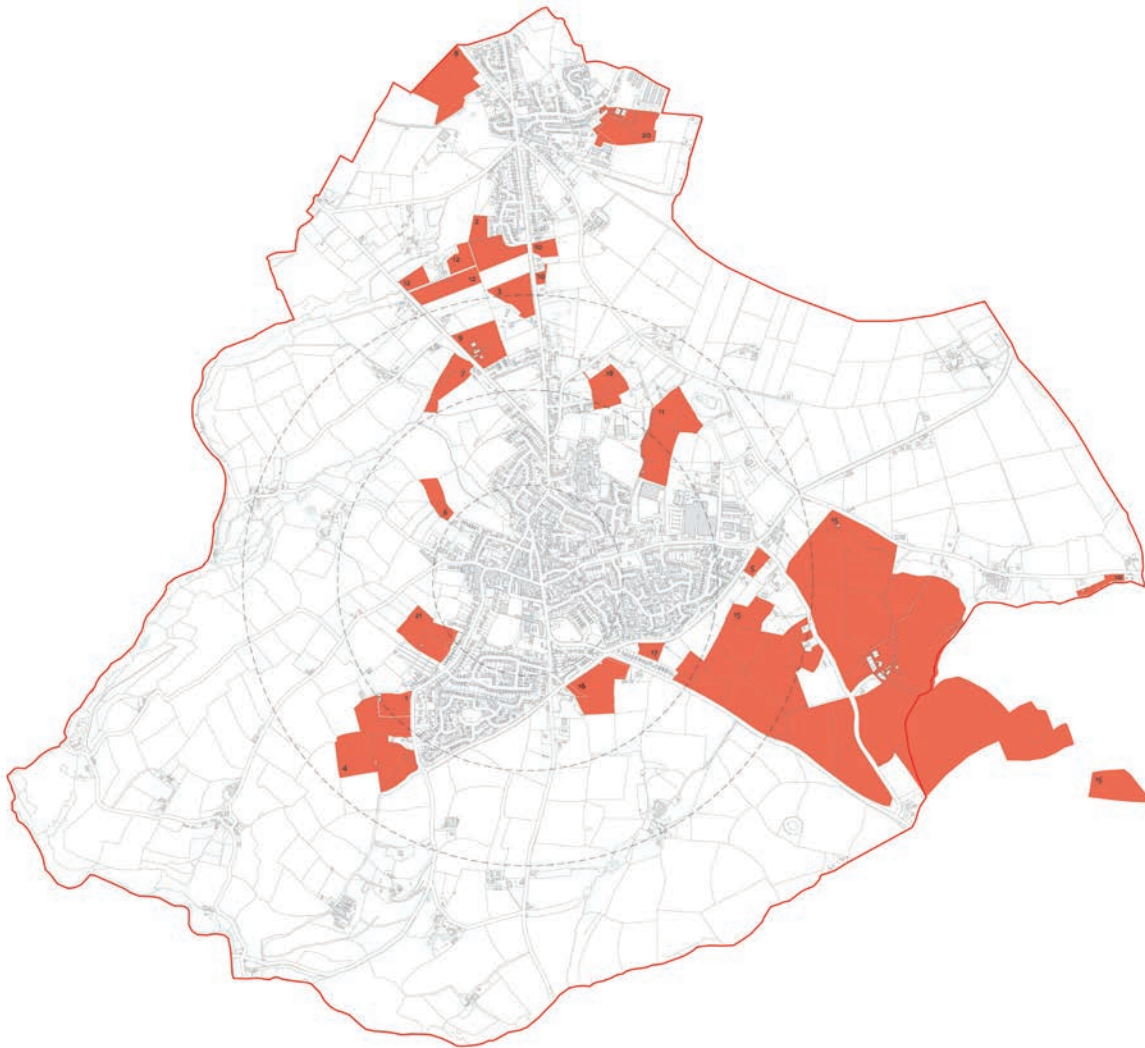
#### Site Details

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

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

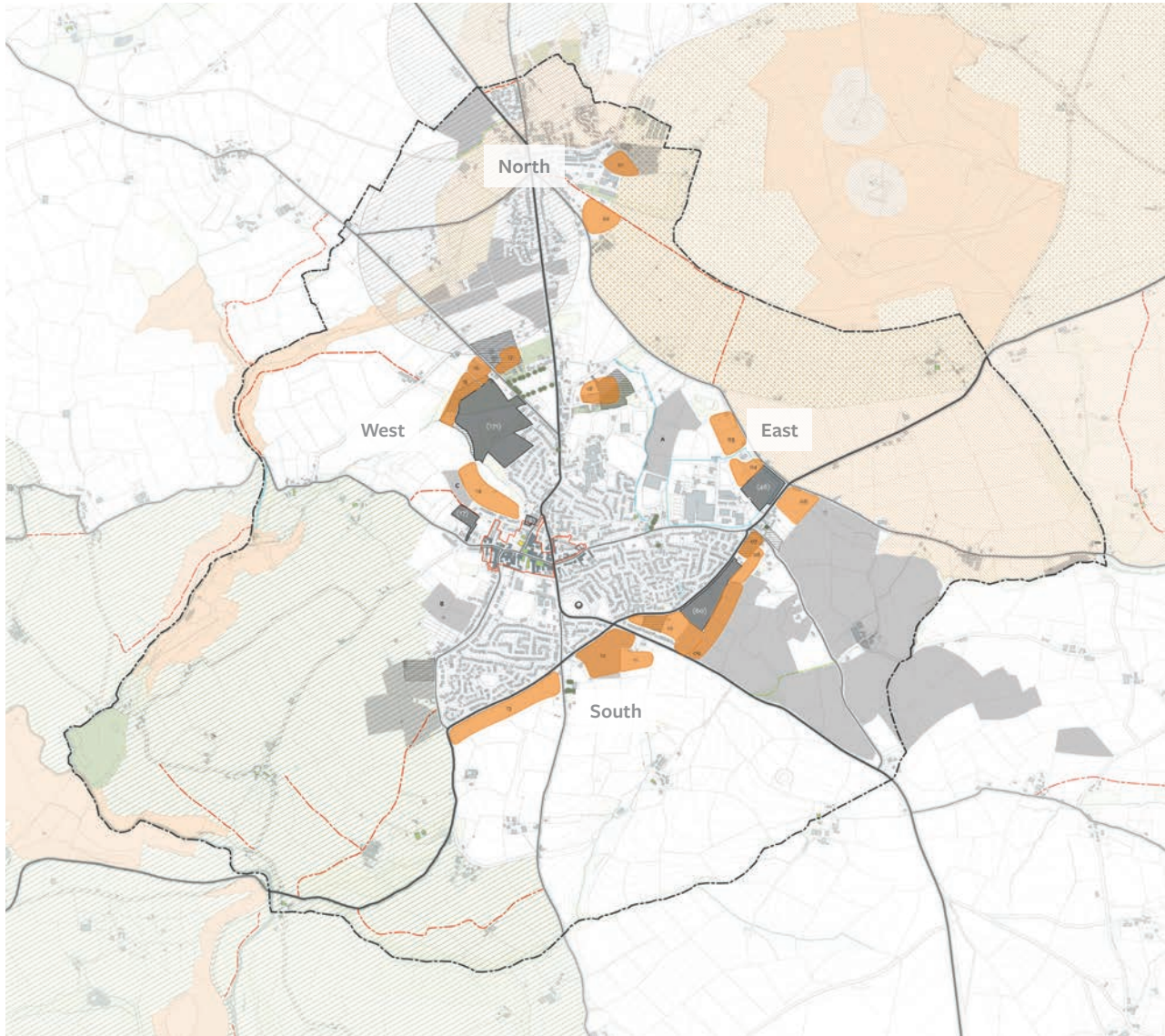
- 2.3.1 Following the Call for Sites exercise (shown to the left, in red), which yielded 21 site areas and many more field parcels for potential development, potential site area were defined.
- 2.3.2 These 18 potential site areas are the basis for this study. Please see the diagram of these potential 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
01 - policy 10	●
02	○
03 - policy 9	○
04	○
05	●
06	○
07 - policy 11	●
08 - policy 11	○
09 - policy 11	●
10 - policy 11	●
11	○
12	●
13	○
14	○
15	●
16	●
17	●
18	●

- Key**
-  Neighbourhood plan boundary
  -  Parking areas
  -  Local bus stops
  -  Local facilities
  -  Callington town centre
  -  Public footpaths
  -  Public byways
  -  Public bridleways
  -  Conservation area
  -  Safeguarded Area (policy C-E7)
  -  AONB
  -  Area of Great Landscape Value
  -  Metalliferous Mineral Safeguarded Areas
  -  World Heritage Site Area
  -  Country Wildlife Sites
  -  Heritage quarry
  -  Tree preservation areas
  -  Tree preservation order points
  -  Grade 1 listed buildings
  -  Grade 2 listed buildings
  -  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

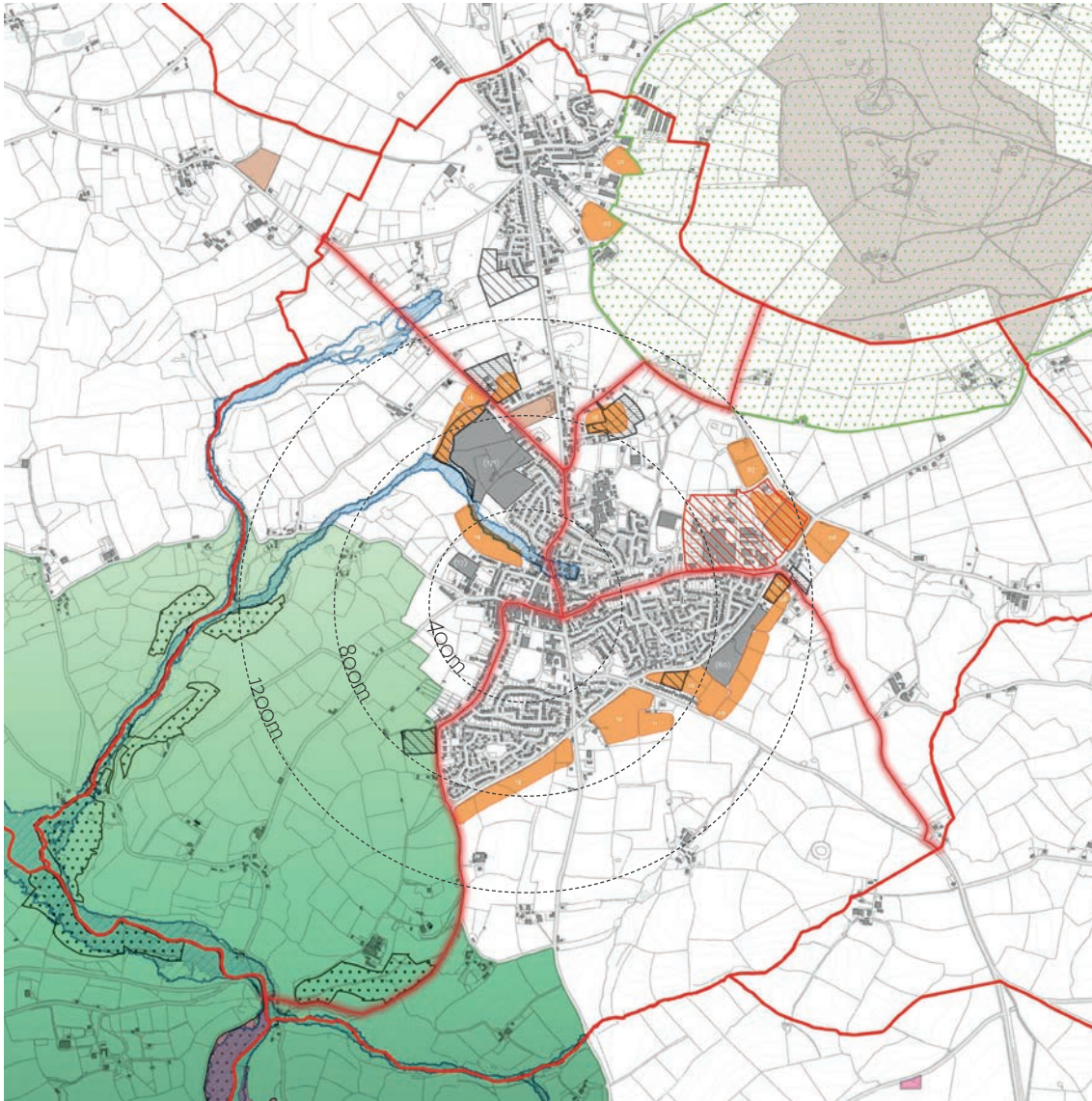
# Environmental constraints

Site No.	Environmental rating
01 - policy 10	
02	
03 - policy 9	
04	
05	
06	
07 - policy 11	
08 - policy 11	
09 - policy 11	
10 - policy 11	
11	
12	
13	
14	
15	
16	
17	
18	

## Key

- Parish Boundaries
- Neighbourhood Plan Regions
- Potential site areas
- Allocated sites
- SHLAA Sites
- Safeguarded Area (CC, policy C-E7)
- Flood zone 2
- Flood zone 3
- AONB Area
- AGLV Area
- SSSI Area
- Ancient Woodland
- 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 Lockett 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
01 - policy 10	
02	
03 - policy 9	
04	
05	
06	
07 - policy 11	
08 - policy 11	
09 - policy 11	
10 - policy 11	
11	
12	
13	
14	
15	
16	
17	
18	

## Key



Parish Boundaries



Neighbourhood Plan Regions



Potential site areas



Allocated sites



SHLAA Sites



Safeguarded Area (CC, policy C-E7)



PRoWs



Tree Preservation Orders

## Terrain (AOD)



<50m

50 - 90m

90 - 120m

150 - 180m

180 - 210m

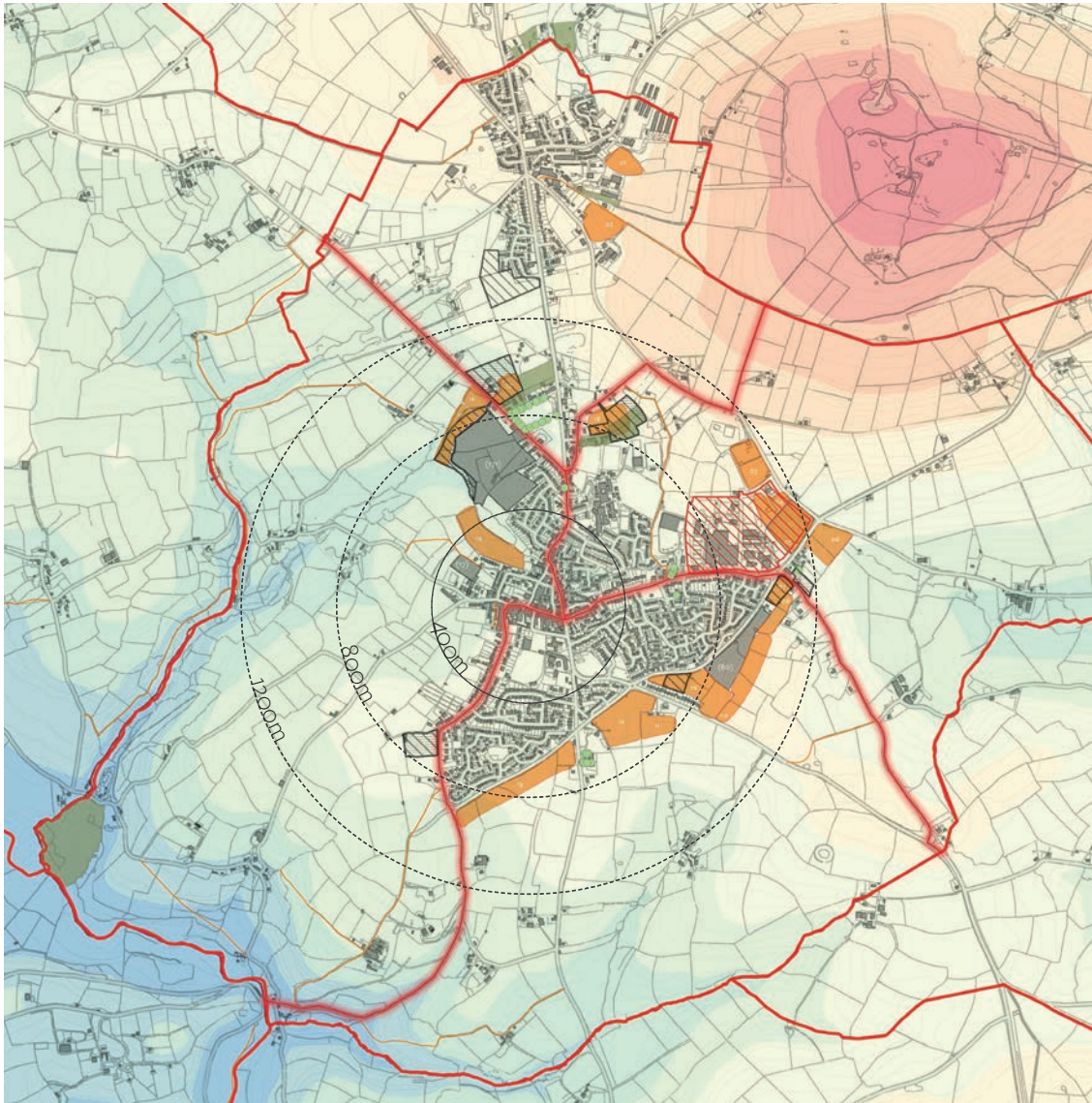
210 - 240m

240 - 270m

270 - 300

300m>





### 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 o8 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 o15 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
01 - policy 10	
02	
03 - policy 9	
04	
05	
06	
07 - policy 11	
08 - policy 11	
09 - policy 11	
10 - policy 11	
11	
12	
13	
14	
15	
16	
17	
18	

## Key



Parish Boundaries



Neighbourhood Plan Regions



Potential site areas



Allocated sites



SHLAA Sites



Safeguarded Area (CC, policy C-E7)



Callington Town Conservation Area



World Heritage Site



Scheduled Monuments

## Listed Buildings



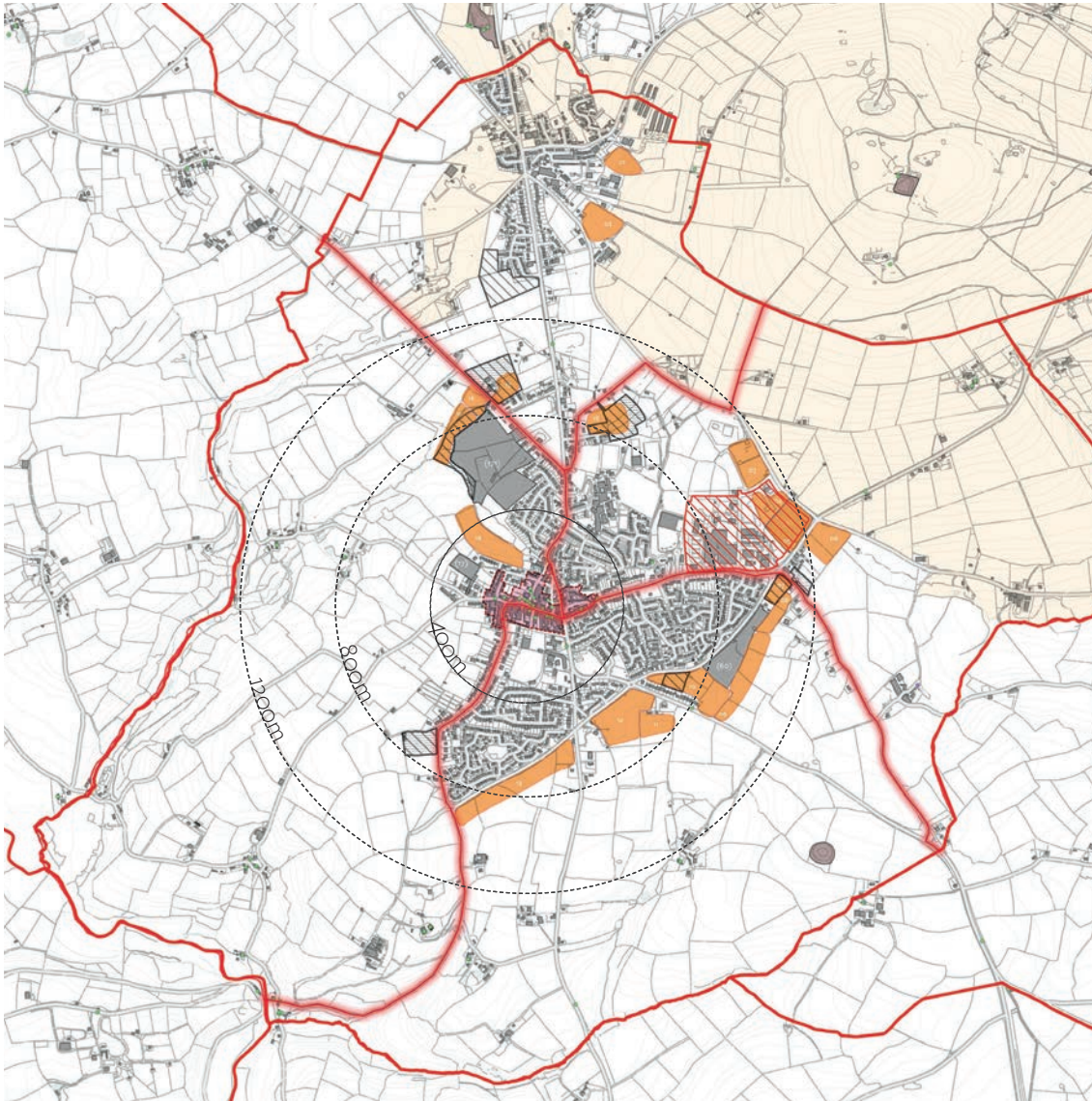
Grade I



Grade II\*





















Grade II
















### 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.
- 3.3.4 Part of site 01 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

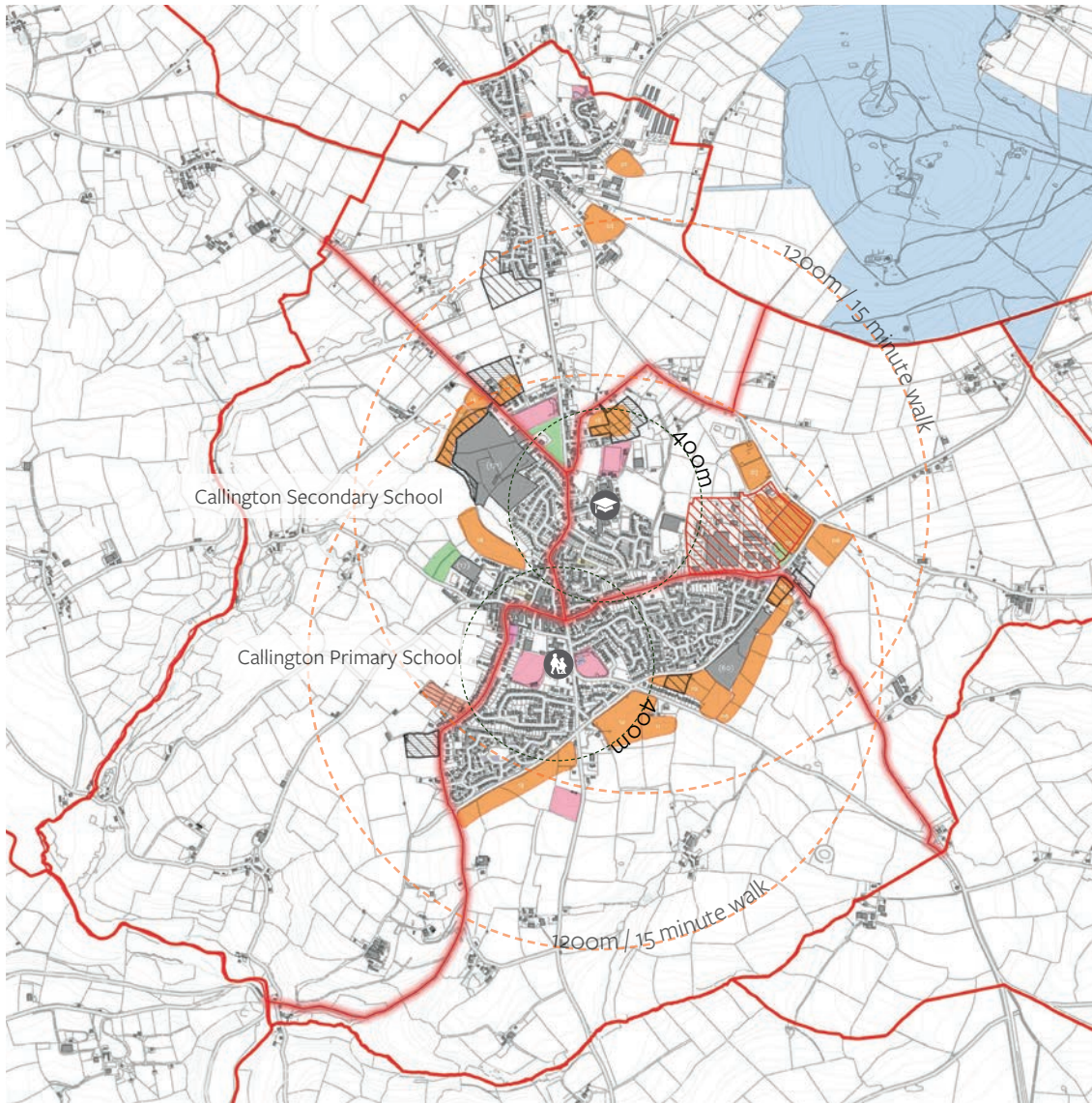
Site No.	Accessibility rating
01 - policy 10	
02	
03 - policy 9	
04	
05	
06	
07 - policy 11	
08 - policy 11	
09 - policy 11	
10 - policy 11	
11	
12	
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18	

## Key

-  Parish Boundaries
-  Neighbourhood Plan Regions
-  Potential site areas
-  Allocated sites
-  SHLAA Sites
-  Safeguarded Area (CC, policy C-E7)
- Local Greenspaces\*
-  Allotments / community growing
-  Bowling green
-  Cemetery
-  Play space
-  Playing field
-  Public park / garden
-  Religious grounds

(\*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 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

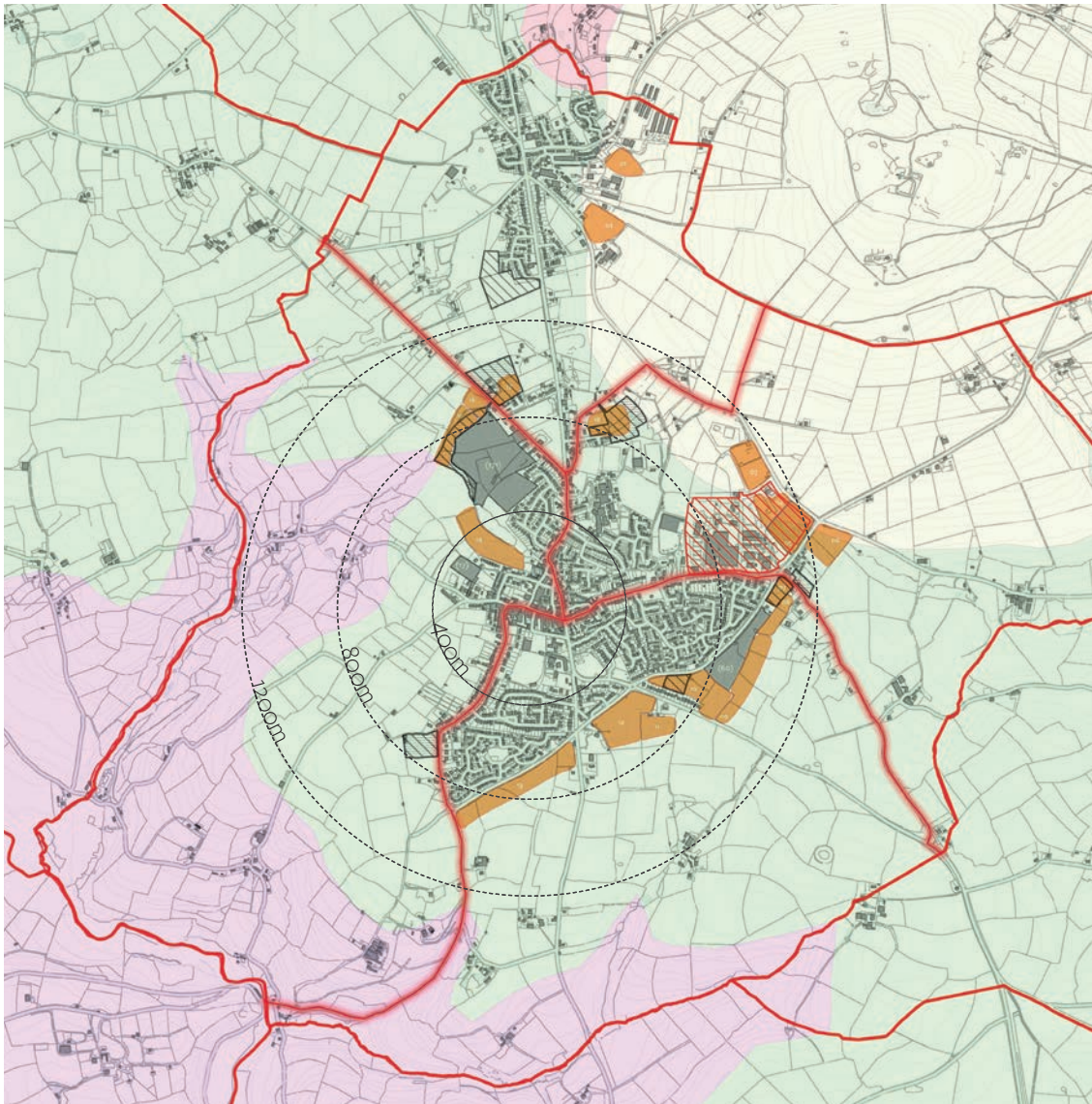
- 3.5.1 Callington sits within National Character Area (NCA) 152 - Cornish Killas.
- 3.5.2 The Cornish Killas forms the main body of the Cornish landmass around the granite outcrops e.g. of Bodmin Moor and Hensbarrow.
- 3.5.3 The area is rich in minerals such as copper, tin, lead and zinc and provides 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 01 - 06 bordering the Kit Hill Character Area and Site 15 bordering the Lynher and Tiddy River Valley Character Area.

Site No.	Landscape Visual rating
01 - policy 10	
02	
03 - policy 9	
04	
05	
06	
07 - policy 11	
08 - policy 11	
09 - policy 11	
10 - policy 11	
11	
12	
13	
14	
15	
16	
17	
18	

## Key

-  Parish Boundaries
-  Neighbourhood Plan Regions
-  Potential site areas
-  Allocated sites
-  SHLAA Sites
-  Safeguarded Area (CC, policy C-E7)
-  East Cornwall and Tamar Moorland
-  Kit Hill
-  Lynher and Tiddy River Valleys
-  Middle Tamar Valley





### 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 06, to the left.
5. Looking down Florence Hill, with the lower part of site 03 to the right.

# Landscape Photographs



Callington Town Football Club & Recreation Ground

Callington Community College

View from Kit Hill / Engine House Cafe (2019)





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 01.



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 No.	Site details	Availability	Viability	Environmental	Physical	Heritage	Accessibility	Landscape Visual	Policy	Overall rating
01 - policy 10	1.4ha, Station Road, <b>Kelly Bray</b> , CFS parcel, 28-42 estimated dwellings	●	○	●	●	●	●	●	●	●
02	1.83ha, Florence Road, <b>Kelly Bray</b> , 36 - 55	○	○	●	●	●	●	●	●	●
03 - policy 9	1.89ha, Florence Road - A, 37 - 56	○	○	●	●	●	●	●	●	●
04	1.16ha, Florence Road - B, 23 - 34, partly within Moss Side Industrial Estate (Ref: C-E7)	○	○	●	●	●	●	●	●	●
05	2.3ah, Florence Road - C, 46 - 70, 46 dwellings approved (Ref: PA20/02110)	●	○	●	●	●	●	●	●	●
06	1.93ha, Florence Road - D, officially <b>Kelly Bray</b> (but with arguable linkages) 38 - 58	○	○	●	●	●	●	●	●	●
07 - policy 11	0.68ha, Southern Road A, 13 - 20, SHLAA 2012 - 2015 site (Ref: S119)	●	○	●	●	●	●	●	●	●
08 - policy 11	2.72ha, Southern Road B, 54 - 81	○	○	●	●	●	●	●	●	●
09 - policy 11	0.98ha, Southern Road / Saltash Road A, 19 - 29, CFS parcel	●	○	●	●	●	●	●	●	●
10 - policy 11	3.12ha, Southern Road c, partly within SHLAA 2012 - 2015 site (Ref: S492) / CFS parcel	●	○	●	●	●	●	●	●	●
11	1.16ha, Saltash Road B, 23 - 34	○	○	●	●	●	●	●	●	●
12	3.5ha, Southern Road D, 70 - 105, CFS parcel	●	○	●	●	●	●	●	●	●
13	4.11ha, Southern Road E, 82 - 123	○	○	●	●	●	●	●	●	●
14	2.85ha, Church Street 57 - 85	○	○	●	●	●	●	●	●	●
15	1.59ha, Land west of Baker Estates, partly within SHLAA 2012 - 2015 site (Ref: S1256Rev)	●	○	●	●	●	●	●	●	●
16	0.75ha, South Hill Road A, 15 - 22, partly within SHLAA 2012 - 2015 site (Ref: S1256Rev)	●	○	●	●	●	●	●	●	●
17	0.85ha, South Hill Road - B, SHLAA 2012 - 2015 identified site (Ref: S102) / CFS parcel	●	○	●	●	●	●	●	●	●
18	1.5ha+, Florence Hill, 30 - 45, partly within SHLAA 2012 - 2015 site (Ref: U0002) / CFS parcel	●	○	●	●	●	●	●	●	●

Figure 1.1 - Summary of Site Assessment Appendix 1.0.

## 4.0 Constraints summary

### 4.1 Overview

4.1.1 All of sites selected for analysis have a green rating. Within the site assessment database the site 01 / policy 10 area was assigned an amber rating, due to its 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.

4.1.2 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, its location, adjacent to / neighbouring the existing settlement boundary and the potential of this site to deliver community facilities.

4.1.3 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.

4.1.4 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, <b>Kelly Bray</b> , CFS parcel, 28-42 estimated dwellings	●	96
02	1.83ha, Florence Road, <b>Kelly Bray</b> , 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 <b>Kelly Bray</b> (but with arguable linkages) 38 - 58	●	98
07 - policy 11	0.68ha, 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	0.98ha, 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	0.75ha, South Hill Road A, 15 - 22, partly within SHLAA 2012 - 2015 site (Ref: S1256Rev)	●	106
17	0.85ha, 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

	<p>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.</p>	<p>way.</p>	<p>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.</p>
<p>4.15</p>	<p>4.2 <b>Comments on suitable development areas</b></p> <p>4.2.1 Site areas 07 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.</p>	<p>4.2.5 Development to the west and north 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</p>	<p>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.</p>
<p>4.16</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>
<p>4.17</p>	<p>4.2.3 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.)</p> <p>4.2.4 There is also pavement on the north</p>	<p><b>4.3 Kelly Bray Sites</b></p> <p>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 01 / policy 10 area</p>	<p>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.</p> <p>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.</p>

# Site Assessment Appendix 1.0



# Northern Neighbourhood Plan Area

Northern Neighbourhood Plan Area								
1. Site Details								
	Rating guidance	Site 1 - Policy 10	Points	Site 2	Points	Site 17	Points	Notes and Decision Aiding Questions.
		1.4ha		1.84 ha		0.85 ha		
		Station Road, Kelly Bray		Florence Road, Kelly Bray		South Hill Road - B		
		Open field / residential and light industry		Open field / residential and light industry / farmstead to the south				
		Call for Sites (CFS) Parcel		None found		SHLAA 2012 - 2015 identified site (Ref: S502) / CFS parcel		
		28 - 42		36 - 55		17 - 25		
	Green	<p><b>Pros</b> Access could re-use existing junction Ready to come forward Well contained within the landscape Neighbouring / existing settlement boundary Opportunity to deliver traffic calming measures on Station Road Potential to provide a new Village Hall</p> <p><b>Cons</b> Proximity to chicken farm and employment buildings - noise/ smell Steeper ground to the east of the site towards Kitt Hill - more problematic for development Distance from Callington Town Centre</p>		<p><b>Pros</b> Direct access onto Florence Road Opportunity to widen Florence Road to increase highway widths/ improve road quality Potential to provide improvements to footway links to Kelly Bray Existing development on all sides Relatively well contained</p> <p><b>Cons</b> Potential for impact on existing mature trees Steeper ground to the north of the site</p>		<p><b>Pros</b> Direct access onto South Hill Road Potential for upgrades to footpath network Neighbouring existing development Relatively well contained within the landscape Identified in the Call for Sites</p> <p><b>Cons</b> Proximity to Town Centre/ facilities Increased traffic movements onto South Hill Road</p>		
			67%		0%		67%	
1		Is the site available for development?	Yes / No / Unknown	4	Unknown		4	
2		Are there any known legal or ownership problems such as unresolved multiple ownerships, easement strips, tenancies, or operational requirements of landowners?	Yes / No / Unknown	Unknown	Unknown	Unknown	Unknown	
3		Is there a known time frame for availability? * SHLAA / CFS parcels assumed to have present availability <i>Available now / 0-5 years / 6-10 years / 11-15 years.</i>	Yes / No / Unknown	4	Unknown		4	
4		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	Unknown	
			81%		94%		88%	
5		Site within / adjacent to statutory environmental designations (Ancient woodland / AONB / Biosphere Reserve / LWS / NNR / National Park / RAMSAR Site / SSSI / SAC / SPA)?	Yes / No / Unknown	Adjacent to AONB area			4	Callington has no Biosphere reserves / National Nature Reserves (NNRs) Ramsar sites / National Parks / Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)
6		Site within SSSI impact zone?	Yes / No / Unknown	2	2	2	2	All of Callington is covered by SSSI impact zones from Greenscombe Luckett wood SSSI to
7		Site within / adjacent to non environmental designations (Green Infrastructure Corridor / LWS / POS / SINC / Nature Improvement Area / Regionally Importance Geological Site / Other site of environmental significance)?	Yes / No / Unknown	4	4	4	4	Below Mineral Safeguarding Area and above Launceston Road Playing Field (Common Land / Village Green)
8		Site predominantly / wholly within Flood zone 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Yes / No / Unknown	4	4	4	4	
9		Is the site or areas of the site susceptible to surface water flooding?	Yes / No / Unknown	4	4	4	4	
10		Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?	Yes / No / Unknown	4	4	4	4	No land in Callington is classed as Grade 3a agricultural land (Magic, Agricultural Land
11		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, enhancement, restoration or creation?	Yes / No / Unknown	4	4	4	4	Adjacent to TPO area, however site aerial shows field parcel to be in agricultural usage Indicative searches did not show site's contained wildlife rich habitats - further investigations needed to accurately assess.
12		Is the site within or adjacent to an Air Quality Management Area (AQMA)?	Yes / No / Unknown	4	4	4	4	Callington does not have any AQMAs
			65%		65%		65%	
13		Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping?	Yes / No / Unknown	2	2	2	4	
14		Is there existing vehicle access, or potential to create vehicle access to the site?	Yes / No / Unknown	4	4	4	4	
15		Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?	Yes / No / Unknown	Unknown	Unknown	Unknown	Unknown	Further assessment needed to ascertain viability
16		Are there any known Tree Preservation Orders (TPOs) on the site?	Yes / No / Unknown	4	4	4	4	
17		Are there significant trees within or adjacent to the site? Are they owned by third parties?	Yes / No / Unknown	4	4	4	4	Site adjacent to TPO area
18		Are there veteran/ancient trees within or adjacent to the site? Are they owned by third parties?	Yes / No / Unknown	Unknown	Unknown	Unknown	Unknown	Further investigation required by Arboriculturist
19		Are there any Public Rights of Way (PROWs), crossing the site?	Yes / No / Unknown	4	4	4	4	
20		Is the site likely to be affected by ground contamination?	Yes / No / Unknown	4	4	4	4	No contaminated land registered within Callington
21		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	Unknown	Unknown	No points added, as this would create a positive bias Power lines appears to cross the site
22		Would development of the site result in a loss of social, amenity or community value?	Yes / No / Unknown	4	4	4	4	
			75%		75%		100%	
23		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? <b>Directly impact and/or mitigation not possible</b> Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Yes / No / Unknown	2	2	2	4	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 potentially expands the town's visual. The site is also close to Launceston Road Playing Field and associated notable trees

# 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? <b>Directly impact and/or mitigation not possible</b> Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation			4		4		4	
<b>7. Accessibility</b> – 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		4		2	
26	Bus / Tram Stop	<400m 400-1200m >1200m		4		4		4	
27	Train station	<400m 400-1200m >1200m							Callington no longer 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 >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.
<b>8. Landscape and visual Constraints</b>				75%		50%		75%	
32	Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.		Albeit with central feature tree	4		4		4	
33	Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.		Bordered by industrial / agricultural complexes to the north, west and south-west, but with some potential 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		2	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 potentially expands the town's visual. The site is also close to Launceston Road Playing Field and associated notable trees.
<b>9. Planning policy constraints</b>				43%		36%		29%	
34	Is the site in the Green Belt?	Yes / No / Unknown	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		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? Outside and not connected to the existing settlement boundary?		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		2	Constricting of green wedge between Callington and Kelly Bray
40	Is the size of the site large enough to significantly change the size and character of the existing settlements?	Yes / No / Unknown		2		2		2	Size of developments somewhat discordant with surrounding as the town edges currently have a very low density.
<b>10. Conclusions</b>				96		88		98	
Other factors effecting development?									2 points associated with visible power lines deducted
Indicative rating									
Scoring:-	Red	0	0	0 - 47	0 > 30%				
Amber		2	80	48 - 95	30 < 60%				
Green		4	160	96 - 160	60 < 100%				
Missing information or not relevant				n/a					



# Eastern Neighbourhood Plan Area

25	Town / local centre / shop	<400m 400-1200m >1200m		2		2		2		2		2																					
	Bus / Tram Stop	<400m 400-1200m >1200m		4		4		4		4		4																					
27	Train station	<400m 400-1200m >1200m													Calington railway has a train station - the nearest rail links are Lissadee, Plymouth and Gunnsdale to the east.																		
28	Primary School	<400m 400-1200m >1200m		2		2		2		2		2																					
29	Secondary School	<400m 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																					
<b>6. Landscape and visual constraints</b>																																	
32	Is the site low, medium or high sensitivity in terms of landscape? <small>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</small>			50%		75%		75%		50%		50%																					
33	Is the site low, medium or high sensitivity in terms of visual amenity? <small>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</small>		Heavily vegetated northern parcel	2		4		Can't ascertain - development has now commenced		4		4		Due to proximity to TPO area	2																		
34	Is the site low, medium or high sensitivity in terms of visual amenity? <small>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</small>		Parcel is enclosed by trees, but there is the potential for intervisibility with west	2		2		Parcel is enclosed by trees, but there is the potential for intervisibility with west		2		2		Parcel is enclosed within low density residential, but there is some potential for intervisibility with the TPO area to the north east	2																		
<b>7. Planning policy constraints</b>																																	
35	Is the site in the Green Belt?	Yes / No / Unknown	n/a			82%		n/a		82%		82%		82%																			
36	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	n/a	4		4		Site next to residential allocation		4		4		Site allocated for 46 dwellings	4																		
37	Is the site brownfield? <small>Land of greenfield and previously developed land Previously developed land</small>	Yes / No / Unknown						Brownfield Site		4		4																					
38	Is the site within, adjacent to or outside the existing built up area? <small>Within the existing built up area (adj)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</small>	Yes / No / Unknown		2		4				2		2																					
39	Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <small>Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</small>	Yes / No / Unknown	n/a			n/a		n/a		n/a		n/a		n/a	No settlement boundary defined.																		
40	Would development of the site result in neighbouring settlements merging into one another? <small>Is the size of the site large enough to significantly change the size and character of the existing settlement?</small>	Yes / No / Unknown		4		4				4		4		4																			
41	Other factors affecting development? <small>Indicative rating</small>	Yes / No / Unknown		2		2				2		2		2	Size of development is somewhat discordant with surrounding as the town edges currently have a very low density.																		
<b>8. Conclusions</b>																																	
Other factors affecting development?																																	
Indicative rating																																	
<table border="0"> <tr> <td>Score:</td> <td>Red</td> <td>0</td> <td>0</td> <td>0-47</td> <td>0-20%</td> </tr> <tr> <td></td> <td>Amber</td> <td>2</td> <td>80</td> <td>48-95</td> <td>30-60%</td> </tr> <tr> <td></td> <td>Green</td> <td>4</td> <td>160</td> <td>96-160</td> <td>60-100%</td> </tr> </table>																Score:	Red	0	0	0-47	0-20%		Amber	2	80	48-95	30-60%		Green	4	160	96-160	60-100%
Score:	Red	0	0	0-47	0-20%																												
	Amber	2	80	48-95	30-60%																												
	Green	4	160	96-160	60-100%																												
Missing information or not relevant n/a																																	

This site assessment database is based on the Neighbourhood Planning 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/toolkits-and-guidance/assess-allocate-sites-development/>.



# Southern Neighbourhood Plan Area

Southern Neighbourhood Plan Area											Notes and Decision Making Questions
Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Notes and Decision Making Questions
1	2	3	4	5	6	7	8	9	10	11	
12	13	14	15	16	17	18	19	20	21	22	
23	24	25	26	27	28	29	30	31	32	33	
34	35	36	37	38	39	40	41	42	43	44	
45	46	47	48	49	50	51	52	53	54	55	
56	57	58	59	60	61	62	63	64	65	66	
67	68	69	70	71	72	73	74	75	76	77	
78	79	80	81	82	83	84	85	86	87	88	
89	90	91	92	93	94	95	96	97	98	99	
100	101	102	103	104	105	106	107	108	109	110	

# Southern Neighbourhood Plan Area

29	Secondary School	<100m 100-1200m >1200m	2		2		2		2		2		2		2		2		2	
30	Open Space / recreation facilities	<100m 100-1200m >1200m	2		2		2		2		2		2		2		2		2	
31	Cycle Route	<100m 100-1200m >1200m	4		4		4		4		4		4		4		4		4	
32	<b>K. Landscape and visual constraints</b>		10%		75%		75%		20%		100%		100%		100%		100%		100%	
	Is the site low, medium or high sensitivity in terms of landscape / low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and are accommodated change. <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can't accommodate minimal change.		1		1		1		1		1		1		1		1		1	
33	Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. <b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. <b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.		4		2		2		2		4		4		4		4		4	
34	<b>L. Planning policy constraints</b>		10%		10%		10%		10%		10%		10%		10%		10%		10%	
	Is the site in the Green Belt?	Yes / No / Unknown	N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A	
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	1		1		1		1		1		1		1		1		1	
36	Is the site greenfield? <b>A mix of greenfield and previously developed land</b> <b>Previously developed land?</b>																			
37	Is the site within, adjacent to or outside the existing built up area? <b>Within the existing built up area (adj)?</b> <b>Adjacent to and connected to the existing built up area?</b> <b>Outside and not connected to the existing built up area?</b>		2		2		2		2		2		2		2		2		2	
38	Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <b>Within the existing settlement boundary?</b> <b>Adjacent to and connected to the existing settlement boundary?</b> <b>Outside and not connected to the existing settlement boundary?</b>		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A	
39	Would development of the site result in neighbouring settlements being lost or reduced?	Yes / No / Unknown	4		4		4		4		4		4		4		4		4	
40	Is the use of the site large enough to significantly change the use and character of the existing settlement?	Yes / No / Unknown	2		2		2		2		2		2		2		2		2	
	<b>10. Conclusions</b>		115		58		115		115		115		115		115		115		115	
	Other factors affecting development?																			
	Indicative rating																			



Missing information or not relevant N/A

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# Western Neighbourhood Plan Area

Western Neighbourhood Plan Area									
1. Site Details	Rating/guidance	Site 14	Site 15	Site 16	Area B	Area C	Notes		
Gross Site Area (ha)		2.85 ha	1.59ha*	0.75 ha	Not measured	Not measured	* Estimate taken from OGIS		
Site name / address		Church Street	Land west of Baker Estates	South Hill Road A	Liskenard Road, adjacent to Heritage Centre	Herold adjacent to Hays Road (Plot) (Ref no. 1025/1/2, priority gold)			
Existing land use / neighbouring uses		Open Field, bordering residential	Open field, adjacent to Baker Estates development (177 dwellings, Ref PA18/0024), Deciduous woodland	Open field, adjacent to Baker Estates development (177 dwellings, Ref PA18/0024), Adjacent to woodland	Residential, Callington Cemetery	Industrial / retail and recreation			
Planning history / SMLAA status		None found	Site area covers part of with SMLAA 2012 - 2015 site (Ref. S1256(Rv))	Site area covers part of with SMLAA 2012 - 2015 site (Ref. S1256(Rv))	None found	None found			
Diversifiability estimate (dwellings)		57 - 85	Not estimated	15 - 22	Not estimated	Not estimated			
Other considerations		Prop Accessed through recently approved residential scheme proximity to the Town Centre Com Steeper topography/valley features Surface water drainage issues identified within the previous planning application	Prop Extension to the Baker Estates land currently under scheme identified in the Call for Sites Com Potential impact on existing trees and ecology (Steeper topography) Potential issues with management of surface water drainage Proximity to Town Centre/Facilities	Prop Direct access onto South Hill Road Potential for upgrades to footpath network Com Proximity to Town Centre/ Facilities increased traffic movements onto South Hill Road	Restricted access off Liskenard Road and heightened sensitivity due to adjacent cemetery and A631V area. Therefore, these parcels were not analysed further.	The site is cut off and site access is restricted so it is not adjoining the road network. Therefore, these parcels were not analysed further.			
2. Indicators of availability		0%	0%	0%	0%	0%			
1. Is the site available for development?	Yes/No/Unknown	Unknown					4		
2. Are there any known legal or ownership problems such as unresolved multiple ownership, tenancy (lease, tenancies, or operational requirements of landowners)?	Yes/No/Unknown	Unknown							
3. Is there a known time frame for availability? * SMLAA / CTS parcels	Yes/No/Unknown	Unknown					4		
3. Indicators of viability		0%	0%	0%	0%	0%			
4. Is the site subject to any anomalous costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support conclusions	Yes/No/Unknown	Unknown						Purchase of adjacent property to facilitate road widening required.	Road widening required, unless this can be accommodated through Site 14
4. Environmental constraints		83%	89%	81%					
5. Site within / adjacent to statutory environmental designations (Ancient woodland / AONB / Biosphere Reserve / LNR / NNR / National Park / National Scenic Area / SSSI / SAC / SPA)?	Yes/No/Unknown	4					4		Callington 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. Site within SSSI Impact Zone?	Yes/No/Unknown	2					2		All of Callington is covered by SSSI Impact Zones from Greenscombe Lockett Wood SSSI to the north east and Park Wood SSSI to the south west.
7. Site within / adjacent to non-environmental designations (Green Infrastructure Corridor / LWS / FOS / SINC / Nature Improvement Area / Regionally Important Geographical Site / Other site of environmental significance)?	Yes/No/Unknown	4	Site adjacent to Deciduous Woodland (Priority Habitats Inventory, Natural England, 2008)				2		
8. Site predominantly / wholly within flood zone 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3: High Risk Flood Zone 3 (less or more vulnerable site use) Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Yes/No/Unknown	2	Southern edge just within flood zones 2/3	2			4		
9. Is the site or areas of the site susceptible to surface water flooding?	Yes/No/Unknown	2		2			4		
10. Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?	Yes/No/Unknown	4		4			4		No land in Callington is classed as Grade 3a agricultural land (Mg2c, Agricultural Land Classification (Grades - Post 1988 Survey, 2021)
11. 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, enhancement, restoration or creation?	Yes/No/Unknown	4	the complexity of	4			4		
12. 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		62%	55%	50%					
13. Is the site flat or relatively flat (steeply sloping or uneven fields or farms)?	Yes/No/Unknown	2	Steeper topography	2			4		
14. Is there existing vehicle access, or potential to create vehicle access to the site?	Yes/No/Unknown	Access dependent on approved development current status unclear		Access through adjacent development or via new South Hill Road junction	4		4		
15. Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?	Yes/No/Unknown	Close proximity to town centre		Potential to continue pavement from Greenfield Close, along the north eastern road edge					Parcels not scored as green due to unknown viability of pavement extension.
16. Are there any known Tree Preservation Orders (TPOs) on the site?	Yes/No/Unknown	4		4			4		
17. Are there significant trees within or adjacent to the site? Are they covered by TPOs?	Yes/No/Unknown	4		4			4		
18. Are there veteran/ancient trees within or adjacent to the site? Are they covered by TPOs?	Yes/No/Unknown	Unknown		Unknown					Further investigation required by Arboriculturists
19. Are there any Public Rights of Way (PROWs) crossing the site?	Yes/No/Unknown	4		4			4		
20. Is the site likely to be affected by ground contamination?	Yes/No/Unknown	4		4			4		
21. Is there any utilities infrastructure crossing the site i.e. power lines/cable lines, or is the site in close proximity to hazardous installations?	Yes/No/Unknown	Unknown		Unknown					
22. Would development of the site result in a loss of social, amenity or community value?	Yes/No/Unknown	4		4			4		
6. Heritage		70%		100%					
23. 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?	Yes/No/Unknown	2		4			4		
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?	Yes/No/Unknown	4		4			4		
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 distance are based on the assumption that 400m is equal to approximately 5 minutes' walk. (Measured from the edge of the site)		75%	50%	50%					
25. Town / local centre / shop	<400m 400-1200m >1200m	4		2			2		
26. Bus / Tram Stop	<400m 400-1200m >1200m	4		4			4		
27. Train station	<400m 400-1200m >1200m								Callington railway has a train station - the nearest rail lines are Liskenard, Plymouth and Cornwall to the east.

# Western Neighbourhood Plan Area

28	Primary School	<400m 400-1200m >1200m		2		2		2		
29	Secondary School	<400m 400-1200m >1200m		4		2		2		
30	Open Space / recreation facilities	<400m 400-1200m >1200m		4		4		4		
31	Cycle Route	<400m 400-1200m >1200m		2						
<b>6. Landscape and visual Constraints</b>				100%		75%		100%		
32	Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.			4		2		4		
33	Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any identified views.			4		4		4		Sites are relatively well enclosed - with Spring foliage and they do not occupy an elevated position, relative to the rest of Cattington. Upgraded A14 will would help determine if views are possible - in relation to the new development along South Hill Road.
<b>8. Planning policy constraints</b>				50%		50%		50%		
34	Is the site in the Green Belt?	Yes / No / Unknown	n/a			n/a		n/a		No greenbelt was found for the Cattington 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		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 (if it)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?			2		2		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? Outside and not connected to the existing settlement boundary?		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		
40	Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes / No / Unknown		4		4		4		Green rated due to close proximity to urban core and adjacent new build development.
<b>8C. Conclusions</b>				100		84		108		
Other factors affecting development?										
Indicative rating										

Scoring:	Red	0	0	0-47	0 > 30%
	Amber	2	80	48-95	30 < 60%
	Green	4	160	96-160	60 < 100%

Missing information or not relevant

n/a

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