

Porthleven Neighbourhood Plan



Appendix B Site Allocation Document February 2018



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Foreword

Neighbourhood plans have the option to allocate sites for development. This does not automatically give permission to developers to build on particular areas, but does indicate that a suitable form of development may be located on a particular site. It also does not remove the need for the developer to follow the relevant processes with regards to planning. The intention is to provide the community with some idea of where development is likely to occur in the future.

The Porthleven Neighbourhood Plan (PNP) site allocation process built on a robust Local Landscape Character Assessment (LLCA) to provide a greater level of clarity and direction on suitable future development areas. If a site is not allocated through this process, it would still be possible to go through the planning process following all relevant local and national policies.

At a Porthleven Neighbourhood Plan (PNP) Steering Group meeting on 11 April 2016, a vote of the eleven members present was taken with eight voting in favour of allocating sites. This decision was later supported by the detailed questionnaire carried out in the summer of 2016, the results of which indicated that 84% of 359 respondents agreed that the PNP should allocate specific sites for housing development (question 8).

The methodology used to identify the allocated sites was provided and supported by Cornwall Council. The document Allocating Sites in your NDP 2 - A Methodology for Site Selection sets out the various steps to be undertaken to complete a Site Allocation process. To build on the LLCA work the cells defined were carried forward for use in the Site Allocation process. After following all the steps, the evidence was gathered to demonstrate and support the allocation of one site within Porthleven to provide residential development.

The team behind the Site Allocation put in a large amount of work in their own time to come to the conclusion that have been reached. We thank them for their hard work and support.

Porthleven Neighbourhood Plan - Site Allocation

A Site Allocation team was put together, consisting of six volunteers, who were tasked with carrying out the process with guidance from the Cornwall Council document “Allocating Sites in your NDP 2: A Methodology for Site Selection”. We followed the 9 Step Site Selection Process in the methodology document:

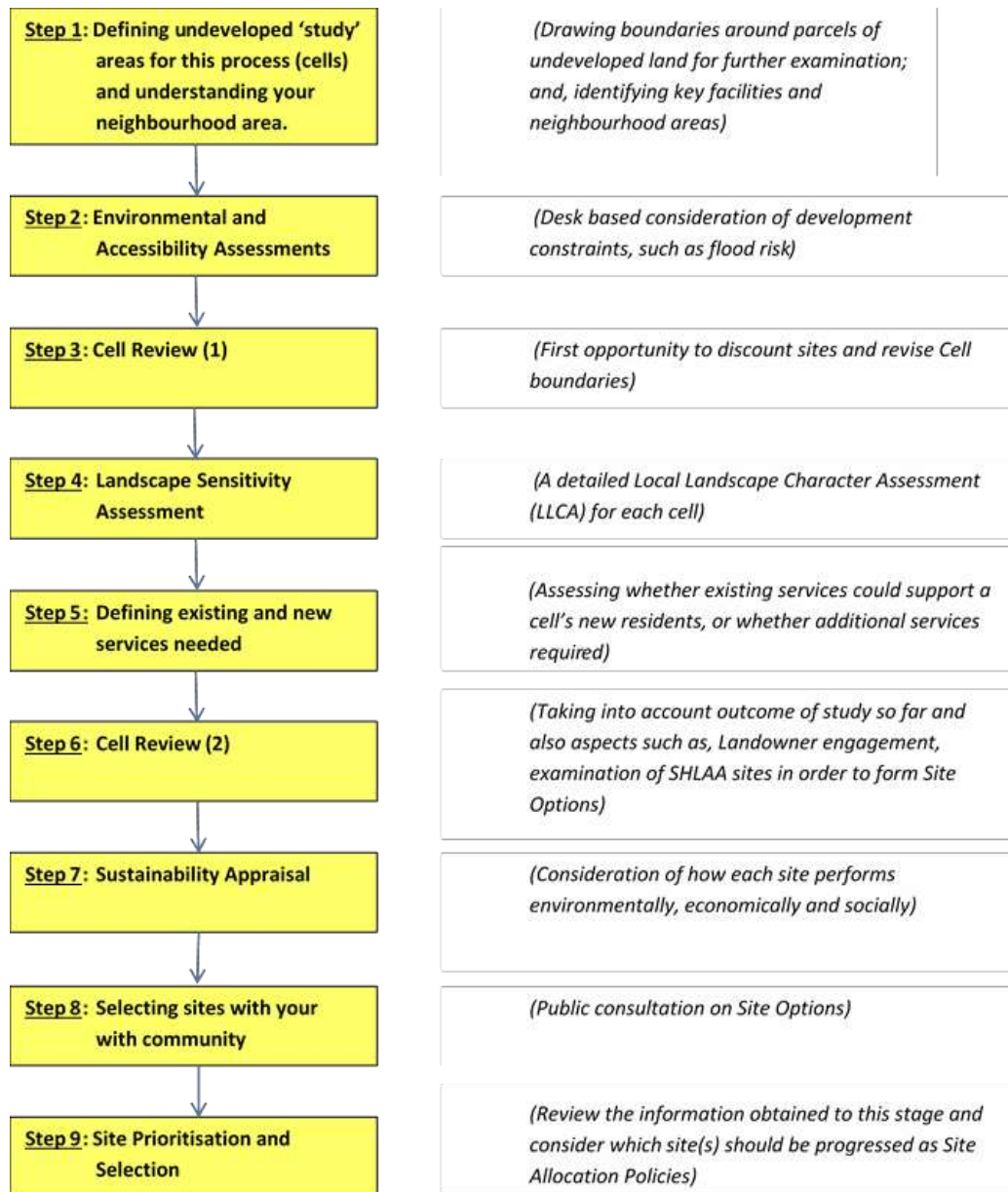


Fig. 1 – The 9 Step Site Selection Process

(Source: Allocating Sites in your NDP 2: A Methodology for Site Selection – Draft Document)

Step One - Defining Undeveloped Study Areas for This Process (Cells)

Aim: To identify undeveloped land in your neighbourhood, and to package this into different “cells” (pieces of land) for further investigation and to assign references to these cells.

Building on the work the Environmental Team carried out in producing the Local Landscape Character Assessment (LLCA), the Site Allocation team decided to expand on the work carried out for this document. The cells that were identified within that process were carried forward as the cells for the site allocation process.

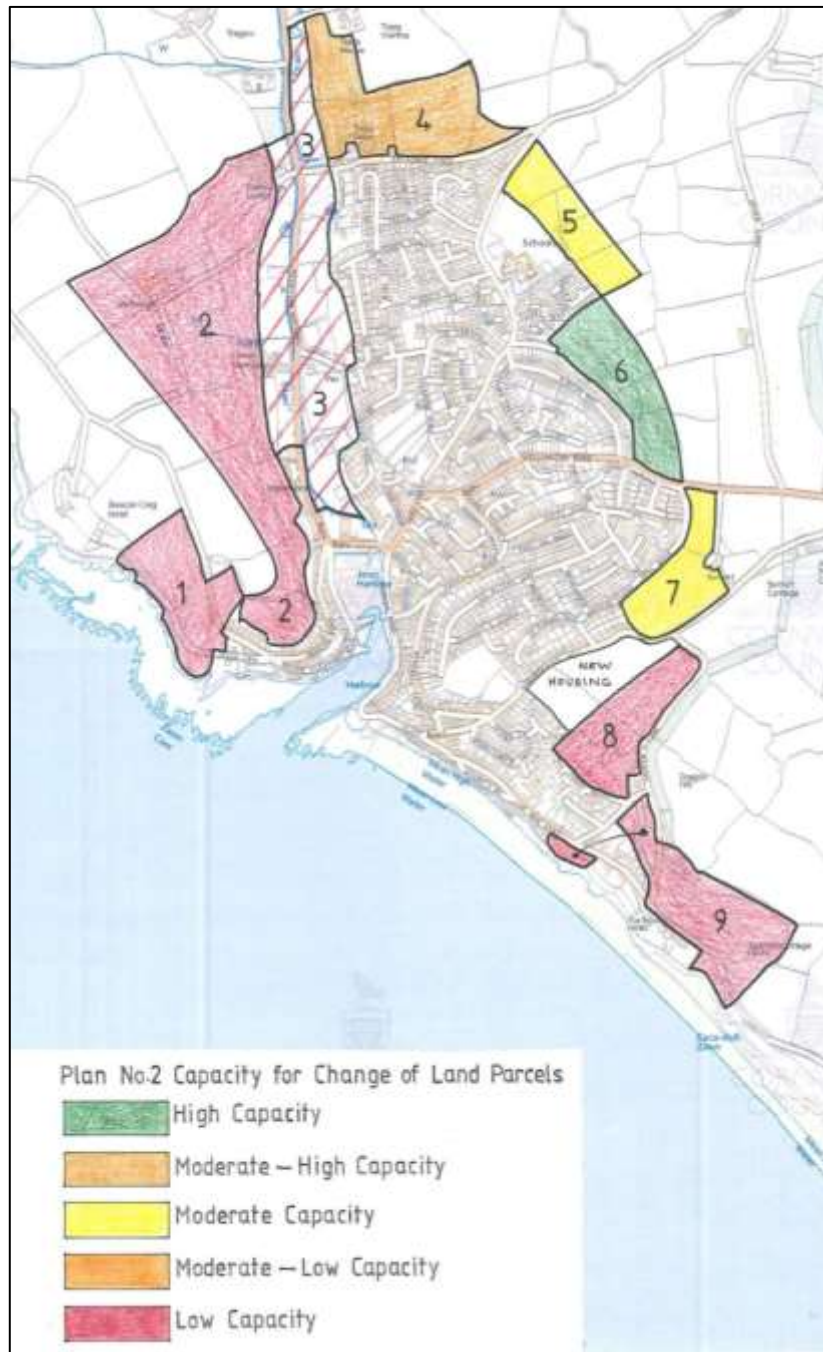


Fig. 2 – LLCA land parcels (cells) map

(Source: Porthleven NP LLCA)

Step Two – Environmental and Accessibility Assessments

Aim: To review the development potential of the identified cells through an assessment of accessibility and environmental factors, including factors such as land classifications, topography and flood risks.

Environmental Assessments

Environmental assessments were carried out on each cell identified as part of the LLCA.

Each person within the team was assigned two cells, with the exception of one team member who was assigned one cell, and tasked with consolidating the information from the LLCA work and entering it into tables as per pages 26-32 of the methodology document. These can be found in Appendix 1 of this document. We also decided to add in some assets/constraints that were part of the LLCA work, as they were deemed to be important from an environmental point of view.

The assets/constraints and the colour coding was agreed upon as per the methodology document, Appendix 2, and LLCA work for each cell. In general, red indicates that development will have a significant impact on the environment and green little or no impact.

To assist in the decision-making process for cell review one, the information from each table was consolidated in the summary table below, see Appendix 3.

Porthleven Neighbourhood Plan - Site Allocations									
Environmental Assessment Summary	Cell 1 - Impact of Development	Cell 2 - Impact of Development	Cell 3 - Impact of Development	Cell 4 - Impact of Development	Cell 5 - Impact of Development	Cell 6 - Impact of Development	Cell 7 - Impact of Development	Cell 8 - Impact of Development	Cell 9 - Impact of Development
Significant assets / constraints									
Ancient woodland, significant woodland cover									
Site Special Scientific Interest, Special Area Conservation, AONB and sites of Ecological Value									
Other assets / constraints									
Area Great Landscape Value, Regionally Important Geological Site etc									
WHS, Conservation Area, Listed buildings, Scheduled Ancient Monuments									
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat									
Agricultural grade of land									
Flood zones 2 and/or 3									
Topography									
Previously developed/greenfield									
Physical constraints/other factors									
Aspect (solar gain)									
Land use									
Size of fields/hedge character									
Age of buildings/distinctive features									
Character of roads and public rights of way									
Area management									
Tranquillity levels/level of light pollution at night									
Recommendation									
Count of red excluding overall recommendation	11	10	8	5	4	5	7	9	8
Count of amber excluding overall recommendation	7	3	7	4	7	5	3	0	4
Count of green excluding overall recommendation	5	4	8	8	10	11	7	8	7

Fig. 3 – Environmental Assessment Summary Table

The number of red, amber and green cells were totalled in each cell. Those cells with a high proportion of red scores were discounted. This discounted cells 1, 2, 8 and 9 purely from an environmental point of view.

Accessibility Assessment

The following key facilities within Porthleven were identified by the site allocation team.

Porthleven Community Primary School

Public Houses (Out of the Blue, The Ship Inn, The Harbour Inn, The Atlantic Inn)

Nearest Car Parks (CIC Withy Fields, Kitto's Field, Shrubberies Hill, Highburrow, access for coast path)

Nearest bus stop to cell (Methleigh Bottoms, Harbour Head, Wellington Road) Public Hall (village hall)

Football Club

Bowling Green

Village Centre (Boots pharmacy, Deli, Horse and Jockey bakery, Quayside Fish) Supermarket

Churches (St Bartholomew's and Christadelphian, Porthleven Methodist, Porthleven Community Church)

Post Office

Play Areas (The Moors, Horseshoe Playing Field, skate park) Doctors Surgery

We then worked on measuring the distance from the middle of each cell to the facility/amenity, recording the results on both a map and in the spreadsheet shown further on in the document.

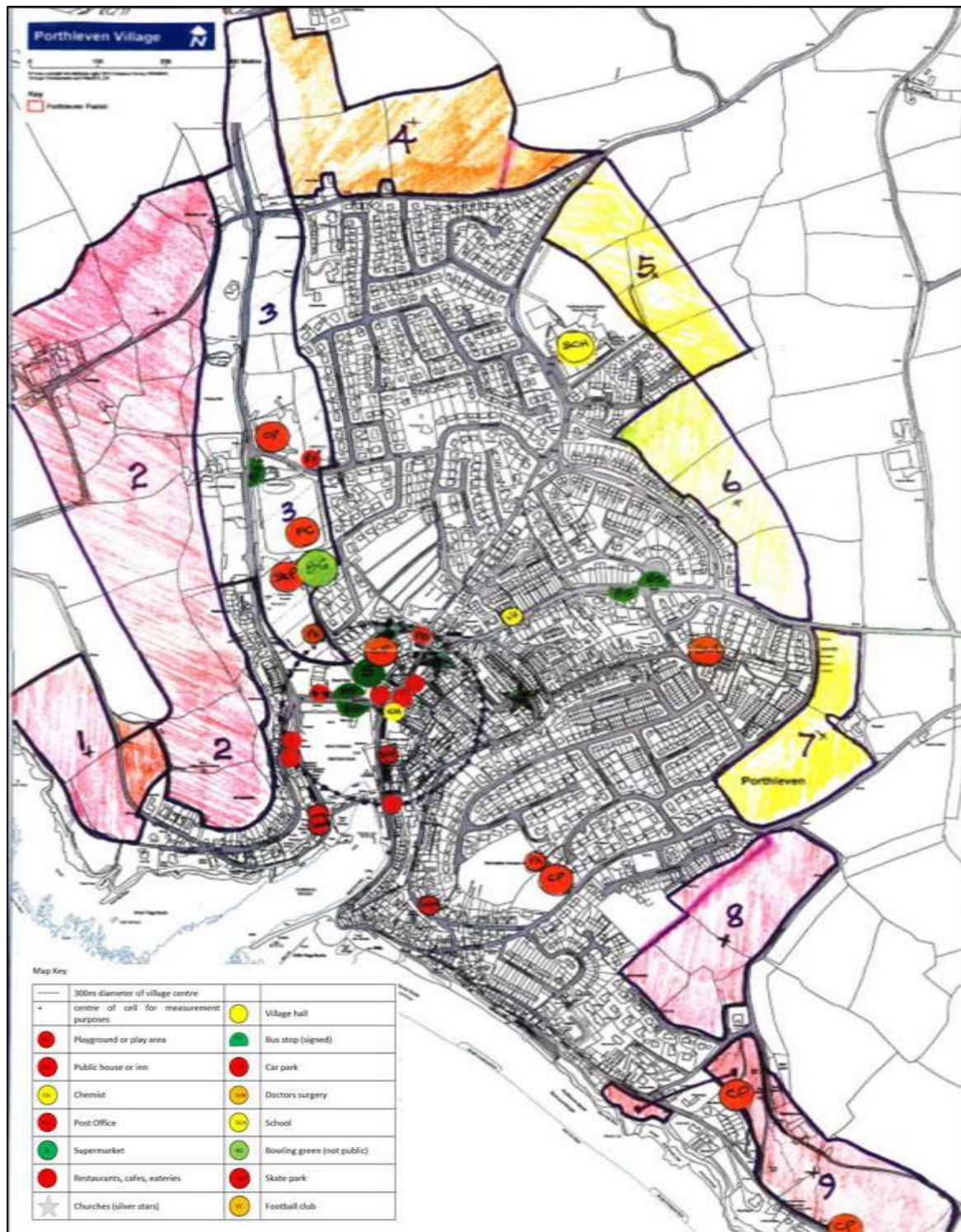


Fig. 4 – Accessibility Assessment Map - Location of Facilities and Centre of Cells

(Source: Alan Harper)

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We used the following methodology when carrying out the work:

The cells refer to those adopted from the LLCA and used in the environmental assessments of the site allocation process.

No facilities are situated within these cells, except cell 3. This is in the flood plain area and as such would not be acceptable for housing development. However, some of the facilities within cell 3 have been taken into account in distance calculations to the surrounding cells.

It was agreed that distances would be measured to the nearest 50 metres (m) in a straight line from each facility to the approximate visual centre of each cell as this would equate to approximately only 2-3 minutes walking time. These centres are designated by a + on the facilities location map.

Due to the current developed lineal housing, business units and steep slopes in cell 2 it was agreed that should any future housing development applications take place then these would more than likely occur in the northern part of the cell; hence the “centre” is located in this area.

On the facility to cell distance chart, shown below, the median distance for each facility has been calculated as follows:-

e.g. Doctors’ Surgery = total of all facility to land cell distances (5450m) divided by 8 (total number of cells being considered) = 681m

PORTHLEVEN NEIGHBOURHOOD PLAN SITE ALLOCATION - FACILITY TO LAND CELL DISTANCES										
Measurements in metres in a straight line to approximate cell centre	CELL NUMBER									Average/Median Dist.
	1	2 North Sector	3 Flood plain	4	5	6	7	8	9	
Village Centre 'The Square'	450	750		1000	850	650	700	650	1000	756
School	1000	750		450	150	350	750	1000	1400	731
Surgery	950	1000		1000	650	250	200	500	900	681
Supermarket	450	650		950	800	600	700	700	1100	744
Play Areas - The Moors	400	600		850	800	700	800	800	1200	769
Top Park	700	1100		1250	1000	700	500	300	650	775
Skate Park	450	500		750	750	700	850	900	1300	775
Village Hall	700	750		850	600	400	500	600	1050	681
Nearest Bus Stop	400	700		850	500	200	350	600	1050	581
Chemist	450	750		1000	850	650	700	650	1000	756
Post Office/Store	550	700		900	700	500	600	650	1050	706
Inns/Public houses - Harbour Inn	450	800		1050	900	700	650	600	950	763
The Ship	350	900		1200	1050	850	800	650	950	844
The Atlantic Inn	550	1100		1300	1100	800	650	450	700	831
Out of the Blue	600	350		600	600	650	900	1000	1450	769
Churches - St Bartholomews & Christ	500	600		850	700	550	700	750	1150	725
Methodist	550	700		900	700	500	600	650	1050	706
Community Church	650	850		1000	750	450	450	500	900	694
Car Parks - Nearest	500	250		550	650	600	450	250	200	431
Car parks - Within 300m diam. Village c	500	650		900	750	600	700	700	1100	738
KEY										
	Shortest Distance from Facility to centre of Cell									
	Cell or cells nearest to the average/median Distance from Facility to centre of Cell									
	Longest Distance from Facility to centre of Cell									

Fig. 5 – Accessibility Assessment Facility to Land Cell Distances table

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The chart has not been scored in any way, as it simply serves to highlight which land cell is closest to which facility, and the land cell(s) nearest to the median distance to a particular facility.

- i.e. Doctors' Surgery: closest land cell = cell 7
 land cells furthest from this facility = cells 2 and 4
 median land cell = cell 5

The second sheet within the cell to facility distance spreadsheet is titled Distance Banding and Scoring Sheet. Initially this is a copy of all the data from the Facility to Cell Distance Sheet. Following some discussion, it was agreed that taking into account the topography within the land cells and the various locations of facilities that the banding could also be in 3 sections, thus enabling a traffic-light banding system of red, amber and green. However, with regard to the scoring, it was further considered that purely counting the number of different coloured cells within the sheet would not be sufficiently accurate. For example, a land cell having just 1 green cell on the spreadsheet less than another land cell may be outweighed by a different cell that has a large number of amber cells.

It was agreed that a form of weighting would be applied as the shorter facility to land cell distances would be a significant factor when considering accessibility to the facilities. The following was adopted:

- The number of green spreadsheet cells within a land cell was multiplied by 15.
- The number of amber spreadsheet cells within a land cell was multiplied by 10.
- The number of red spreadsheet cells within a land cell was multiplied by 5.

The difference in the multiplications remains the same so as not to throw or influence the result.

In conclusion, the land cell having the highest score would become the most favourable with regards to accessibility.

PORTHLEVEN NEIGHBOURHOOD PLAN SITE ALLOCATION - LAND CELL DISTANCE BANDING AND SCORING SHEET												
Measurements in metres in a straight line to approximate cell centre	CELL NUMBER									MEDIAN DISTANCE		
	1	2 North sectio	3 Flood plain	4	5	6	7	8	9			
Village Centre 'The Square'	450	750		1000	850	650	700	650	1000	756		
School	1000	750		450	150	350	750	1000	1400	731		
Surgery	950	1000		1000	650	250	200	500	900	681		
Supermarket	450	650		950	800	600	700	700	1100	744		
Play Areas - The Moors	400	600		850	800	700	800	800	1200	769		
Top Park	700	1100		1250	1000	700	500	300	650	775		
Skate Park	450	500		750	750	700	850	900	1300	775		
Village Hall	700	750		850	600	400	500	600	1050	681		
Nearest Bus Stop	400	700		850	500	200	350	600	1050	581		
Chemist	450	750		1000	850	650	700	650	1000	756		
Post Office/Store	550	700		900	700	500	600	650	1050	706		
Inns/Public houses - Harbour Inn	450	800		1050	900	700	650	600	950	763		
The Ship	350	900		1200	1050	850	800	650	950	844		
The Atlantic Inn	550	1100		1300	1100	800	650	450	700	831		
Out of the Blue	600	350		600	600	650	900	1000	1450	769		
Churches - St Bartholomews & Christadelphian	500	600		850	700	550	700	750	1150	725		
Methodist	550	700		900	700	500	600	650	1050	706		
Community Church	650	850		1000	750	450	450	500	900	694		
Car Parks - Nearest	500	250		550	650	600	450	250	200	431		
Car parks - Within 300m diam.Village centre	500	650		900	750	600	700	700	1100	738		
CELL SCORE	205	185		120	175	215	200	195	120			
KEY	SCORING											
	Facility 0 - 400 metres			No. of Coloured Cells x 15								
	Facility 401 - 800 metre			No. of Coloured Cells x 10								
	Facility 801 - 1200 metr			No. of Coloured Cells x 5								

Fig. 6 – Accessibility Assessment Land Cell Distance Banding and Scoring Sheet

Step Three - Cell Review

Aim: To review the evidence gathered and assess the potential for development of each cell.

The Site Allocation team came to the conclusion that cells 1, 2, 3, 7, 8 and 9 should be rejected for site allocation at this stage.

The reasons for this are:

Cell One

The results of the environmental assessment resulted in 11 red designations, 1 amber and 5 green. The recommendation states that the settlement edge is the boundary between a Conservation Area and an AONB. It also has a footpath of national importance with outstanding views. Development in this section would also significantly alter the landscape character and setting of Porthleven. Recommend no development in this cell.

The accessibility assessment resulted in a cell score of 205, placing the cell 2nd overall. This result, however, is slightly misleading due to the straight-line distance measurement that we adopted to measure from the cell to the facility.

Cell Two

The results of the environmental assessment resulted in 10 red designations, 3 amber and 4 green. The recommendation states that the cell is not recommended for residential development. The accessibility assessment resulted in a cell score of 185, placing the cell 5th overall.

The majority of this site is totally unsuitable for any type of development due to the topography of the land.

Cell Three

This cell is the floodplain that runs up Methleigh Bottoms and is entirely unsuitable for residential development. It could, however, be considered for commercial development at some point in the future.

The results of the environmental assessment resulted in 6 red designations, 3 amber and 8 green. The recommendation states that the cell is not recommended for residential development due to risk of flood. No commercial, industrial or recreational development in the semi-natural habitat areas of this cell. Development, maintenance and enhancement of existing habitat through effective management should be encouraged.

An accessibility assessment was not carried out as we were aware that this cell could not be considered for housing development.

Cell Seven

The results of the environmental assessment resulted in 7 red designations, 3 amber and 7 green. The recommendation states that the cell is not recommended for residential development.

The accessibility assessment resulted in a cell score of 200, placing the cell 3rd overall.

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Cell Eight

The results of the environmental assessment resulted in 9 red designations, 0 amber and 8 green. The recommendation states that the character of this particular cell is important within the overall settlement for the various reasons stated in the environmental assessment. In summary, and above all, its visual sensitivity and prominence is the defining feature of the area. It is within an AONB and adjacent to a Special Site of Scientific Interest (SSSI).

The accessibility assessment resulted in a cell score of 195, placing the cell 4th overall.

Cell Nine

The results of the environmental assessment resulted in 6 red designations, 4 amber and 7 green.

The recommendation states that due to the entire cell being within the AONB, parts SSSI and parts Statutory Nature Conservation Designation, and in addition the topography of the landscape and nature of the area, this area is not recommended for development of any type.

The accessibility assessment resulted in a cell score of 120, placing the cell 7th overall.

As there are sites within the settlement that are more suitable for development from an environmental point of view, it was decided to discount the cells that were within the AONB.

In conclusion, cells 4, 5 and 6 were carried forward to the next stage of the site allocation process.

Step Four - Landscape Sensitivity Assessment

Aim: To review the natural elements (landscape or seascape) of each cell and to assess the potential impact of development on the landscape.

Our initial Neighbourhood Plan questionnaire told us that over 98% of residents agree that the environment around Porthleven is important to them. Understanding the landscape around Porthleven is valuable to the Neighbourhood Plan because it records the distinctive characteristics of the environment in which we live. The Local Landscape Character Assessment (LLCA) includes factors such as topography, vegetation cover, land-use, transport, settlement patterns, visual and aesthetic details which define the landscape around Porthleven. Used effectively, this evidence base can identify features it is important to retain if development occurs. They can also help any development respond to and integrate into the local landscape. Volunteers from the community carried out this detailed work following training and guidance by Environmental Consultant, Geoff Prang and Planning Consultant, June Crossland who were under contract by Cornwall AONB Unit.

The entire report and associated maps form a crucial part of the Neighbourhood Plan and can be viewed at <http://www.porthlevenplan.org.uk/local-landscape-character-assessment-llca-update/>.

Stage 1

An assessment of the wider parish landscape, cataloguing the characteristics of the environment around Porthleven and why people value it. This includes detailed descriptions based on fieldwork. The area surveyed has then been divided into character types based on a methodology agreed by our Environmental Consultant. The completed Stage 1 report stands alone as a factual evidence base and is a key tool for informing Stage 2.

Stage 2

This consisted of an assessment of parcels of land on the edges of the settlement that may be selected for future residential developments based on their landscape characteristics. These have then been ranked according to their landscape attributes in order of suitability for future development. This is intended to inform future growth; safeguarding areas of higher sensitivity and identifying areas of the landscape with higher capacity to accommodate development. It is important to note that this assessment is purely landscape focused and will not assess the sites against wider planning considerations.

The cells that were identified as part of stage 2 of the LLCA were carried forward as the cells to be considered for site allocation.

Step Five – Defining Existing and New Services Needed

Aim: To identify what services are readily accessible to the residents of any new development. Can existing services and facilities support increased development or would they become overstretched? Would new or improved services be required? Can the development deliver the affordable housing and new facilities/infrastructure that are desirable?

The accessibility assessments within step two of this process defined the existing services within the town.

They were identified as:

Porthleven Community Primary School

Public Houses (Out of the Blue, The Ship Inn, The Harbour Inn, The Atlantic Inn)

Nearest Car Parks (CIC Withy Fields, Kitto's Field, Shrubberies Hill, Highburrow, access for coast path)

Nearest bus stop to cell (Methleigh Bottoms, Harbour Head, Wellington Road)

Public Hall (village hall)

Football Club

Bowling Green

Village Centre (Boots pharmacy, Deli, Horse and Jockey bakery, Quayside Fish)

Supermarket

Churches: (St Bartholomew's and Christadelphian, Porthleven Methodist, Porthleven Community Church)

Post Office

Play Areas (The Moors, Horseshoe Playing Field, skate park)

Doctors' Surgery

The results of the detailed questionnaire carried out during the summer of 2016 pointed to the community having a desire for a footpath/cycleway to Penrose from the town and to provide better facilities for the young. Traffic management also featured in this questionnaire, however the addition of new facilities was not highly ranked as the town is well served by the existing businesses, bus routes etc.

With regards to services, each cell is adjacent to existing services, so no one cell benefits from greater access to existing services than another.

We wrote to both the Executive Head of Porthleven School (Appendix 4) and to Porthleven Surgery (Appendix 5) to ask if they would be able to accommodate a new development being built.

The school stated that:

"We currently have excess places in school however this does not always fall where the demand is. We are at or above capacity in two of the seven classes and approaching it in another two. If we were to be at the maximum pupil admission number, we would have 280 pupils. However, as the curriculum has changed and the school has developed, we would need to build extra classes before that figure was reached."

See Appendix 6 for the full reply.

At the time of writing this report, the Doctors' Surgery had not indicated a negative impact on the surgery.

Step Six – Cell Review 2

Aim: To identify which cells to take forward as potential sites for development and to discount cells that should no longer be considered.

As part of this step, we wrote to the landowners of cells 4, 5 and 6.

We asked for pertinent information regarding the land that they own, the results of which can be found in Appendices 7-10.

We had a formal response from 3 of the 4 landowners.

The landowner of cell 6 and part of cell 5 showed great interest in taking their land forward for development. The letter received from their agent indicated that substantial work has been carried out by them already and they are in a position to start building subject to planning consent, as summarised below:

“Cell 6 is essentially in single ownership. The site is achievable in that it lies immediately adjacent to the existing settlement limits of Porthleven and has existing development on 3 sides with potential access available from the B3324. The land fulfils the availability and achievability criteria set out in the NPPF. The landowners have instructed a team of consultants to advise on a range of issues. The main findings of the work are as follows:

Cultural Heritage

A Heritage Impact Assessment in (see Appendix 13) of the site in accordance with the guidance issued by Historic England and the Chartered Institute of Archaeologists as well as guidance from Cornwall Council. The general aims of the assessment were:

- *an assessment of all sites, monuments and features within 1km of the site;*
- *an assessment of the potential for damage to as yet unidentified archaeological sites or features as a result of the proposals*
- *an assessment of the potential effects on the significance of nationally and locally designated heritage assets within 1km of the site.*

It has been assessed that development at the site will result in a negligible impact on the wider Historic Landscape Characterisation (HLC), due to the site’s relatively small size, screening, topography and its proximity to existing development. Given that the HLC locally has been assessed to be of low archaeological and heritage value, in terms of the NPPF, the proposed development will result in no harm to the wider HLC.

Agricultural

An assessment of the impact of the development upon the agricultural circumstances of the site has been considered by I.H. Mann. This study concluded that:

- *the land particularly affected is all of Grade 3b ‘moderate’ quality and is not a material importance*
- *there are no significant negative agricultural impacts on farm businesses nor would development prejudice future agricultural use of surrounding land.*

Furthermore, the land is not contaminated and there are no issues with regards stability.

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Hydrological

AWP Consulting Engineers (AWP) have been advising on this issue. They have had discussions with the Environment Agency and conclude that development falls within Flood Zone 1, where the principle of residential development is acceptable in principle.

Extended Phase 1 Habitat Survey

Tamar Ecology has been undertaking ecological surveys of the site for a number of years. The Phase 1 Assessment has been carried out in accordance with the methodology set out by the Joint Nature Conservation Committee Handbook for such surveys. The site is located on the eastern fringes of Porthleven near Helston in Cornwall. It comprises seven arable fields bound by native species, rich Cornish hedges and covers an area of approximately 11ha. At the time of the survey, six of the arable fields were young rye grass leys and the seventh field supported a maize crop.

The Porthleven site is not a designated site of nature conservation importance. The arable fields are of low biodiversity interest but the network of native species rich hedgerows is legally protected and considered to be of local value. Over the site is likely to be of local biodiversity value only and suitable mitigation can be provided in any development proposals to ensure that a net biodiversity gain is achieved.

Infrastructure

AWP have been advising on infrastructure provision for the site. Initial discussions with South West Water indicate that the site can be served by connecting to adjacent foul water sewage infrastructure. Some local improvement and reinforcement may need to be undertaken and additional surveys are ongoing.

Other Infrastructure

South West Water and the requisite electricity companies have confirmed that water and electricity can be made available for the development. The servicing of the site is relatively straightforward

Transportation

AWP have been advising on these issues and have concluded that access can be achieved to the requisite Highway Authority's standards. Furthermore, there is adequate capacity within the highway network to accommodate the development. The site is close to a range of facilities by non-car modes e.g. cycling, walking etc. making it a highly sustainable residential site."

The response from the landowner and heritage impact assessment for cell 6 can be found in Appendix 11.

This cell forms part of the Strategic Housing Land Availability Assessment (SHLAA) 2016 (<https://www.cornwall.gov.uk/media/17232324/cornwall-shlaa-report-january-2016.pdf>).

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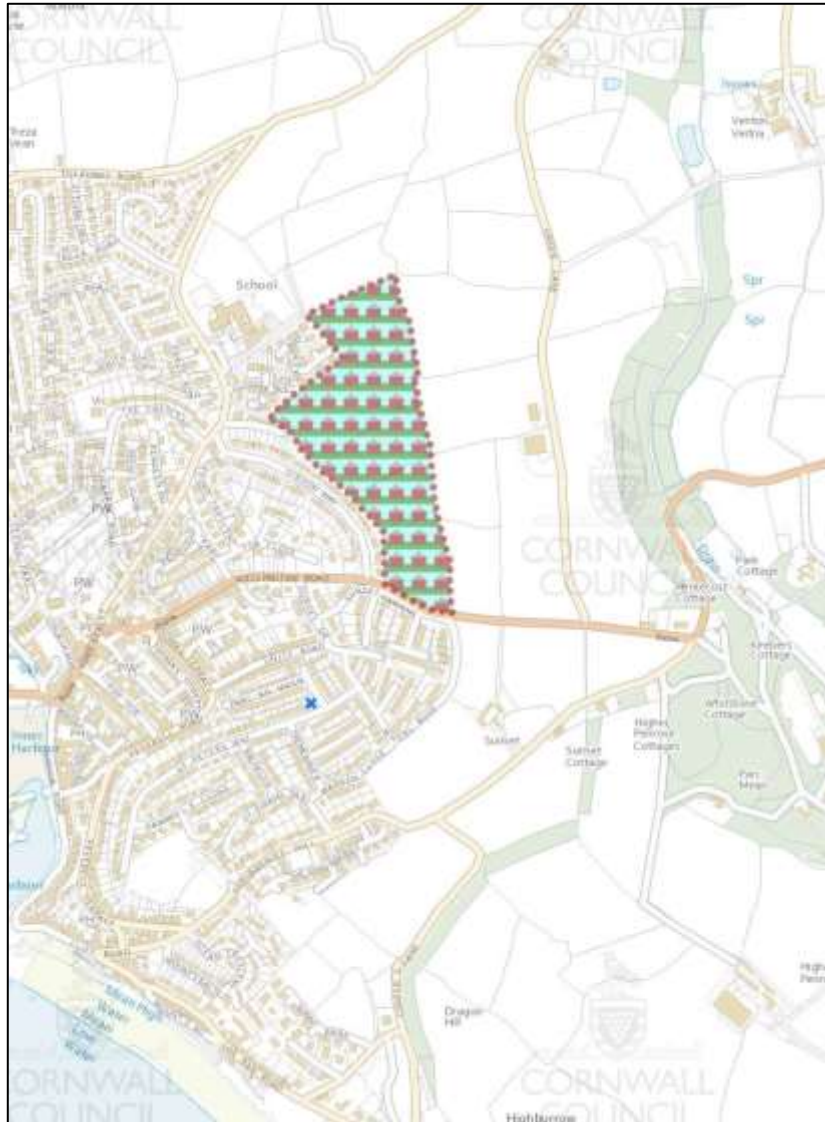


Fig 7 – SHLAA map – Porthleven

(Source:

<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=7&xcoord=162924&ycoord=26080&wsName=ccmap&layerName=Strategic%20Housing%20Land%20Availability%20Assessment%202012%20-%202015>)

After considering the information received from the land-owners' of cells 4, part of 5 and 6, and considering the community feedback in both questionnaires alongside the previous steps in this report, all housing need can be met by cell 6 for up to 2030 and beyond. Therefore, this cell will be taken forward for site allocation from this point.

Step Seven – Sustainability Appraisal

Aim: To consider how development of the sites will contribute to achieving sustainable development.

We requested a screening by Cornwall Council (CC) as to whether the plan required a Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA). The screening opinion letter states that; *“Based on the scale and location of development proposed, Cornwall Council is of the opinion that the Porthleven neighbourhood plan is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.”*

See the screening opinion letter in Appendix 12.

As part of this process, Natural England was contacted by Cornwall Council who agreed that a SEA would not be required, or any further work under the Habitat Regulations. See Appendix 13 for their reply in full.

Step Eight – Selecting Sites Within Your Community

Aim: To gain wider community input into the site allocation process in order to understand which sites are preferable for development.

From the beginning of the development of the Porthleven Neighbourhood Plan it has been important to ensure that the community has a say in the future development of the parish. This has been evidenced through the initial questionnaire carried out in summer 2015 and the detailed questionnaire carried out in summer 2016. All of this is further supported through engagement events. The evidence to support this can be found in the Consultation and Engagement Statement.

Step Nine – Conclusions, Site Prioritisation And Selection

Aim: To gain wider community input into the site allocation process in order to understand which sites are preferable for development.

To future proof development within the parish, the PNP will be taking cell 6 forward as it has the capacity to not only provide 85 houses up until 2030, but more beyond that date as necessary, thus ensuring housing demand is met for current and future generations in line with the Cornwall Council Local Plan.

This conclusion was reached by first utilising the LLCA report and cells that had been defined through this process, carrying out environmental and accessibility assessments on each cell. This then led us to carry forward cells 4, 5 and 6 at cell review one. Landowners were then consulted along with Cornwall Council for SEA/HRA screening guidance and other interested parties who would be affected by any future development. After reviewing all the evidence received, cell 6 was considered to be the most suitable site for development.

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APPENDICES

- Appendix 1** Environmental Assessments all cells
- Appendix 2** Allocating Sites in your NDP 2 - A Methodology for Site Selection from Cornwall Council
- Appendix 3** Environmental Assessments Summary Table
- Appendix 4** School capacity letter
- Appendix 5** Surgery capacity letter
- Appendix 6** Reply from school re. numbers
- Appendix 7** Information requested cell 4 Treza Vean
- Appendix 8** Information requested cell 4 Wallis
- Appendix 9** Information requested cell 6
- Appendix 10** Information requested cell 5 Rowe
- Appendix 11** Reply cells 5 and 6 D2 Planning
- Appendix 12** SEA Screening opinion decision Porthleven
- Appendix 13** Cell Six Porthleven Heritage Impact Assessment