

Carn Brea Neighbourhood Development Plan 2023 to 2030

BASIC CONDITIONS STATEMENT

Carn Brea Neighbourhood
Development Plan Steering Group
May 2023

This Basic Conditions Statement has been produced to explain how the proposed Carn Brea Neighbourhood Development Plan (NDP) has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Parish and County Planning Act 1990 have been met.

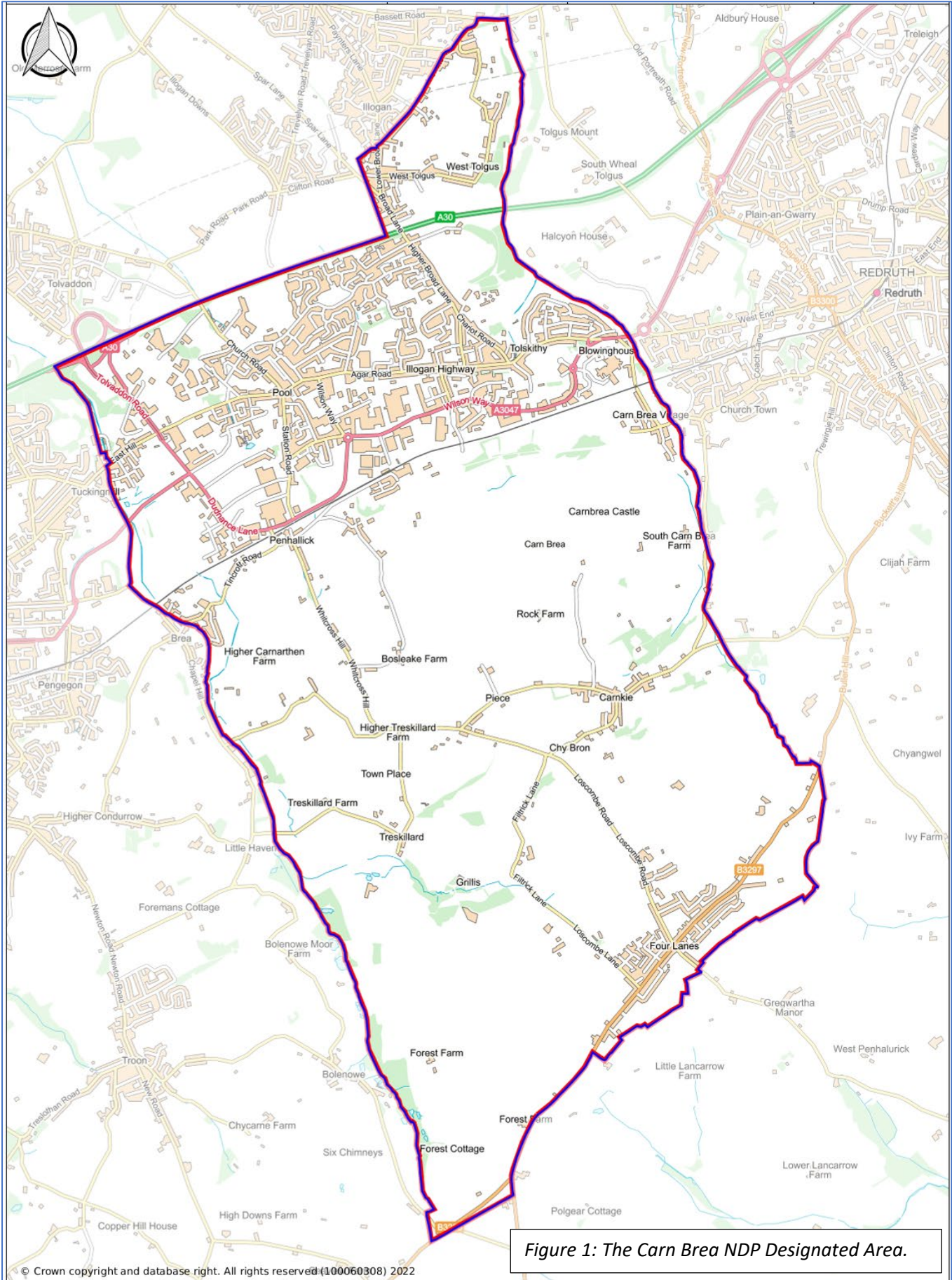
Carn Brea Neighbourhood Development Plan Proposal

Submitted by **Carn Brea** Parish Council as the Qualifying Body for the **Carn Brea** Neighbourhood Development Plan Area comprising the Parish of **Carn Brea**.

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1. Introduction

1.1 Only a neighbourhood development plan that meets each of the ‘basic conditions’ and other legal tests can be put to a referendum and, if successful, be used as the basis for determining planning applications.

1.2 This document shows how Carn Brea Neighbourhood Development Plan meets the requirements of each legal test.

1.3 There are five basic conditions that are relevant to a neighbourhood plan. These are:

1. The plan must have regard to national policies and guidance issued by the Secretary of State; this includes the NPPF, Ministerial Statements and other government guidance and legislation
2. the ‘making’ of the neighbourhood plan contributes to the achievement of sustainable development
3. the ‘making’ of the neighbourhood plan is in general conformity with the strategic policies contained in the Cornwall Local Plan Strategic Policies and its supporting documents
4. the ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations
5. prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

2. Statement of General legal Compliance

2.1 This draft Plan is submitted by Carn Brea Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own area. The Plan has been prepared by the Carn Brea Neighbourhood Development Plan (NDP) Steering Group, on behalf of Carn Brea Parish Council.

2.2 The whole Parish of Carn Brea has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 (part 2, S6) and approved by Cornwall Council on 2nd August 2017. A copy of the formal notices of designation is included at Appendix 1.

2.3 The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Parish and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning Regulations 2012 and the Neighbourhood Planning Act 2017.

2.4 The draft Plan identifies the period to which it relates as 2023 to 2030. The draft Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Parish and Country Planning Act 1990.

2.5 The draft Plan relates only to the Parish of Carn Brea as shown on the map on page 3 above. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

3. Contribution to the Achievement of Sustainable Development

3.1 There are three overarching objectives to sustainable development, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

- **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2 The Carn Brea NDP has also been influenced by the United Nations 2030 Agenda for Sustainable Development and its 17 Sustainable Development Goals:

Goal 1: End poverty in all its forms everywhere.

Goal 2: End hunger, achieve food security and improved nutrition and promote sustainable agriculture.

Goal 3: Ensure healthy lives and promote well-being for all at all ages.

Goal 4: Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.

Goal 5: Achieve gender equality and empower all women and girls.

Goal 6: Ensure availability and sustainable management of water and sanitation for all.

Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.

Goal 8: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.

Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.

Goal 10: Reduce inequality within and among countries.

Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.

Goal 12: Ensure sustainable consumption and production patterns.

Goal 13: Take urgent action to combat climate change and its impacts.

Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.

Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, halt and reverse land degradation and halt biodiversity loss.

Goal 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.

Goal 17: Strengthen the means of implementation and revitalise the global partnership for sustainable development.

(Source: Transforming our world: the 2030 Agenda for Sustainable Development)

3.3 The Carn Brea NDP's contribution to the achievement of sustainable development is framed around the local community's desire that growth should meet current and future needs in ways that retain the distinctive urban, rural and heritage characteristics of the Parish, enhance the natural environment and contribute to tackling climate change. Therefore, the **overarching vision** of the NDP is:

- To protect the unique character and environment of Carn Brea Parish.
- To celebrate the history and culture of Carn Brea Parish.
- To enhance biodiversity, habitats and opportunities to tackle climate change.
- To serve the needs of the local community.
- To connect rural communities together.

4. Achieving Sustainability

4.1 To achieve this Vision a number of 'Objectives' are set which are supported by policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn community aspirations into reality:

1. Housing

- To ensure that new residential development meets the local need.*
- To protect the existing housing stock and its availability to local people.*
- To protect the rural landscape from inappropriate development.*

D. *To ensure development is in line with local character.*

2. Business and Jobs

- A. *Support, strengthen and help diversify local businesses, particularly where it aligns with the aims of the Cornwall Strategic Economic Plan, delivers higher value jobs, and supports the aims of the Pool Vision.*
- B. *Support opportunities for local people to access local employment.*

3. Natural Environment & Landscape

- A. *Protect and enhance the landscape character and setting for the Parish, including locally cherished areas and characteristic views and vistas within and across the Parish.*
- B. *To protect and enhance wildlife corridors, reduce the environmental impact of development and increase local biodiversity through sustainable design.*
- C. *To conserve and increase Cornish hedge and tree coverage.*
- D. *To conserve and enhance the rural dark sky.*

4. Built Environment and Heritage

- A. *To celebrate, maintain and enhance the architectural and historic character of the Parish so that it can continue to reflect the distinctive physical, cultural and economic history of the area that makes it the 'place' it is today. This will allow/encourage the area to continue to make a significant contribution to the Outstanding Universal Value of the World Heritage Site.*
- B. *Encourage new development to match or complement the distinctive rural character and heritage character of the area and ensure that the regeneration at Pool is of the highest quality in line with the Pool Vision.*
- C. *Support development proposals which aim to meet a high level of sustainable design and construction to help tackle the causes and impacts of climate change.*
- D. *To encourage buildings which are disused to be brought back into use, retaining traditional features.*
- E. *To promote the use of the Cornish language in the naming of developments.*

5. Access and Connectivity

- A. *To ensure that new housing or business development is sustainably located and connected to appropriate supporting services and facilities through public transport, safe walking and cycling routes, and adequate roads.*
- B. *To encourage all new developments to include off road parking commensurate with their size and function so that they do not adversely affect traffic and parking in the local area.*
- C. *To avoid new development which might aggravate the existing traffic/transport difficulties in the wider road network in terms of delays, safety or harm to air quality.*
- D. *To ensure new roads are built to Cornwall Council and Manual for Streets standard.*
- E. *To support the extension and enhancement of bus services and the opening of a local railway station.*
- F. *To encourage development which provides for connection of highspeed broadband and improved digital communication.*
- G. *To protect and encourage the enhancement of pedestrian links, rural footpaths and bridleways to transport hubs, play areas and key community infrastructure.*

6. Open Green Spaces and Recreation

- A. *To protect and support the enhancement of local green spaces, key recreation spaces and sports pitches.*

- B. *To support development which would increase accessibility to green spaces e.g. footpaths, car parking.*
- C. *To support development of a cemetery offering facilities to cater for green burials.*
- D. *To support the development of allotments in the community.*

7. Community Facilities

- A. *To ensure that development of services and facilities takes place in a timely manner alongside any future development.*
- B. *To protect and support the enhancement of high quality, accessible and affordable community facilities to meet the changing needs of all parts of the local community.*
- C. *To support the provision of buildings and social spaces to meet the needs of teenagers and young adults.*
- D. *To support more education and health provision subject to criteria to ensure that it is well conceived and minimises traffic impacts and pollution, particularly around school entrances where possible.*

8. Climate Change

- A. *Support local actions to tackle the causes and effects of climate change.*
- B. *Encourage new development to incorporate on site provision of renewable energy, energy storage, low energy and low carbon technologies.*
- C. *To encourage opportunities for community energy.*
- D. *To encourage new development, including on Previously Developed Land, to produce a meaningful contribution to reducing current rainfall runoff rates in accordance with the CPIR Surface Water Management Plan.*

4.2 The NDP recognises that in addressing these key sustainability factors, it must work within the context of the National Planning Policy Framework 2021 and the Cornwall Local Plan Strategic Policies (CLPSP) 2016 [and its associated Site Allocations DPD and Climate Emergency DPD]. The following paragraphs summarise how this has been achieved.

4.4 The NDP Economic Role. Relevant NDP Objectives which help to deliver on the economic role of sustainable development are:

1. Housing Objective.

The NDP focus on infill, developments on previously developed land and small scale rural exceptions is likely to provide opportunities for local builders with local staff, rather than national builders with imported staff.

2. Business and Jobs Objective.

The NDP aims to encourage and support businesses which align with the aims of the Cornwall and IoS Local Economic Partnership's 'Cornwall and Isles of Scilly Strategic Economic Plan 2017-2030', the 'Cornwall and the Isles of Scilly Industrial Strategy' and Pool Vision Masterplan and deliver attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes.

It includes a policy that recognise that tourism is an increasingly important industry and locally is based very much on the good location for access to both the north and south Cornwall coasts, to West Cornwall, visitor's appreciation of the special and distinctive heritage of the area, attractive rural settlements, and extensive facilities for cycling and walking. They seek to enable the provision of additional sustainable tourism facilities based on these factors, in ways that preserve the qualities that support its existence. There is also policy to support the growing home working and entrepreneurship sector, which can help broaden

the economic base, support sustainable economic growth, and embrace flexible working practices. To support the future of the agricultural sector in the area which in turn underpins and safeguards the local rural economy, the Plan supports farming and other land based rural business diversification, subject to criteria to ensure that such a scheme would be sustainable.

3. Natural Environment and Landscape Objective.

The NDP includes policies which seek to ensure that development protects and enhances the landscape and the trees, Cornish hedges and hedgerows, habitat and biodiversity that together provide a unique identity that attracts tourists and supports inward-investment, adding to the prosperity of the area.

4. Built Environment and Heritage Objective

In a similar vein, the NDP includes policies which seek to ensure that development protects and enhances local heritage features such as important buildings and their historic settings, that also contribute to the unique Cornish distinctiveness and the World Heritage Status that helps support inward investment. It also includes policy criteria seeking a high quality of design in the urban regeneration of Pool, to create a 'sense of place' that will support the drive for higher value economic activity on the area.

5. Access and Connectivity Objective

The NDP policies relating to transport and communications seek to ensure that new development makes a consistent and reasonable contribution to meeting the transport and connectivity needs of the Parish in the most sustainable manner without aggravating existing safety and congestion issues, and where appropriate and feasible helping to address them, thus supporting necessary work journeys and where feasible modal transfer. The NDP supports the long-term aim to restore rail services to the local area, and also aims to encourage the take up of Broadband connectivity throughout new developments which will support additional working from home and access to the digital economy.

6. Open Green Spaces and Recreation

Policies in the NDP which serve to safeguard and enhance local green space and recreational facilities will help secure community wellbeing by supporting healthy activity and opportunities for relaxation, leading to a healthier and more motivated workforce.

7. Community Facilities Objective.

The NDP includes policies which will act to support the viability and enhancement of local services in the community enterprise, volunteer and business sectors.

8. Climate Change Objective.

Policies throughout the NDP which help tackle the causes and impacts of climate change by encouraging sustainable development also have an economic benefit, supporting the resilience of local businesses, helping to tackle energy poverty and release household incomes for other local spending.

The NDP Social Role. Relevant NDP Objectives which help to deliver on the social role of sustainable development are:

1. Housing Objective.

The NDP includes policies that take account of the spatial strategy and the housing growth set in the apportionment of development given at Policies 2 and 2a of the CLP to the Camborne, Illogan, Pool, and Redruth [CIPR] Community Network Area, by responding to the Parish's own needs, as identified in Cornwall Homechoice and Help to Buy SW information, local housing needs information from the NDP group's own

survey and research carried out for the NDP. Cornwall Council has advised that no further homes were needed in Carn Brea Parish to meet the Parish baseline requirement to be considered in general conformity with the Local Plan. The NDP therefore does not make specific allocations of new land for housing, but to allow for flexibility in response to local market demand, provide affordable housing for local people, and meet the needs of local elderly people, the NDP has established Development Boundaries which allow for appropriate rounding off and support small-scale infill, the development of previously developed land, and rural exception developments which respect the setting, scale, form and character of the Parish's settlements. Self-build activity which can empower local people to meet their own needs is also supported.

2. Business and Jobs Objective.

The NDP includes policies which safeguard locally significant employment sites, and aim to encourage and support businesses which align with the aims of the Cornwall's economic development strategies which include, amongst other things, supporting development which builds cultural identity and excellence, and promotes healthy and diverse communities. In the rural area it aims to support and diversify the local economy, bolster the important role of the farming industry, and develop sustainable tourism. Together these have the potential to enhance local job opportunities and incomes and benefit community well-being. It also recognises the potential economic, social and environmental benefits that working from home may have, whilst seeking to ensure that the amenity of adjoining residents is preserved.

3. Natural Environment and Landscape Objective.

The NDP includes policies which seek to preserve and enhance the distinctive and historic landscape and cherished views and vistas which impart the special sense of place that local people and visitors enjoy which contributes significantly to community health and well-being. The NDP identifies a green infrastructure network linking important biodiversity sites, which supports the CPIR Green Infrastructure Strategy and includes development criteria to help protect its integrity, thereby contributing to active lives in a healthy natural environment. A policy also seeks to retain the dark nighttime sky in the rural parts of the Parish, which helps provides enjoyment and appreciation, creative inspiration, promotes improved sleep patterns and reduced stress.

4. Built Environment and Heritage Objective

The NDP includes policies intended to help maintain the high-quality built environment within the Parish by ensuring that full account is taken of the local context and Cornish distinctiveness in the design of new development so that it responds to and enhances the "sense of place" and belonging whilst meeting the aspirations of people already living in the area. It also promotes the use of design features that protect and enhance community safety.

5. Access and Connectivity Objective

The NDP also includes policies to assist with the design and layout of new development so that existing road safety and parking issues which are perceived as a threat to well-being, are not exacerbated by new developments. Carn Brea has a network of footpaths and pedestrian routes which help to reduce dependence on the car, and to encourage a healthier lifestyle. Neighbourhood Plan policies aim to strengthen and improve these, and to build on the existing network. Touching on issues of social cohesion and isolation, the NDP also supports improvements to broadband and mobile communications.

6. Open Green Spaces and Recreation

The potential of green and recreation space to contribute positive social, economic and environmental benefits to the well-being of the local community is protected and further provision is encouraged, including

allotments and community orchards which could help improve wellbeing through improved access to healthy food and activity. Local Green Spaces which are special to the local community are also identified.

7. Community Facilities Objective.

The NDP also includes policies that identify, help safeguard and enhance key community facilities that contribute to community well-being, encourage provision of leisure and other facilities for young people, and support improvements to education and health facilities serving the local community. The NDP policy on community facilities calls for a well-designed public realm and incorporate opportunities for informal gatherings in safe and clean environments.

8. Climate Change Objective.

Looking further ahead, the climate could have significant impacts on community well-being for present and future generations, so the NDP works under the umbrella provided by the Cornwall Climate Emergency DPD to help tackle the causes and impacts of climate change. Most of its policies will assist in some way, whilst more specifically the NDP supports local energy storage and sustainable drainage that can both contribute to community wellbeing by helping to tackle fuel poverty and maintain community safety.

4.15 The NDP Environmental Role. NDP Objectives aim to:

1. Housing Objective.

Housing policies in the NDP seek to encourage proposals of an appropriate scale and location to meet local needs which integrate well with the existing scale character of the settlements, favour 'brownfield' land and are consistent with the environmental and infrastructure capacity of the area, whilst being in keeping with the local built environment in terms of scale and design and contribute to preserving and enhancing the character and identity of the Parish.

2. Business and Jobs Objective.

In promoting economic growth, the NDP seeks to ensure that such development does not adversely impact on both the natural and historic environment through noise, effluent and traffic, and avoids the best and most versatile agricultural land. It includes specific provision to support farming and other land based rural business, which are the stewards of the local landscape, biodiversity, heritage and recreational resources of the Parish. Sustainable rural tourism is also supported as it both capitalises on and helps conserve the peace and tranquillity of the rural location and encourages broader use of sustainable transport.

3. Natural Environment and Landscape Objective.

On the natural environment, the NDP includes policies, based on detailed Landscape Character and Historic Environment Assessments, which seek to preserve and enhance the distinctive and historic landscape and cherished views and vistas which are characteristic of the area by ensuring that new development fits well into the natural and built landscape. The NDP identifies a green infrastructure network linking important biodiversity sites, which supports the CPIR Green Infrastructure Strategy and includes development criteria to help protect its integrity. It also supports Net Biodiversity Gain, the protection of trees and hedgerows, and the protection and enhancement of 'canopy'. The NDP also seeks to conserve the dark skies typical of this deeply rural area, to support the natural environment of both nocturnal and diurnal animals.

4. Built Environment and Heritage Objective

The NDP includes policies intended to help maintain the high-quality built environment within the Parish by ensuring that full account is taken of that is typical and particular in terms of the Cornish distinctiveness in the local context when new development is proposed. The NDP supports a Design Guide/Code which provides guidance as to how new development in the Parish could best be designed to fit into this local

character and the historic environment. It also makes provision to ensure that important but non-designated heritage assets are adequately considered when development comes forward.

5. Access and Connectivity Objective

Policies addressing transport and communications and pedestrian links in the NDP promote sustainable methods of travel that minimise greenhouse gas emissions, limit impacts on air quality, and minimise harm to residential environments from noise and disturbance.

6. Open Green Spaces and Recreation

Important local green and recreational spaces which contribute to both the built and the natural environment are identified and protected in the NDP.

7. Community Facilities Objective.

The NDP policy which safeguards and supports the enhancement of community facilities calls for well-designed proposals that provide for an excellent public realm and incorporate opportunities for informal gatherings in safe and clean environments.

8. Climate Change Objective.

On climate change, the NDP includes policies that will make a local contribution to global climate crisis solutions. Policies supporting community facilities and working from home will also help reduce the need to travel and consequent greenhouse gas emissions. The NDP also seeks to help address the impacts of climate change by using natural resources prudently, ensuring that development is steered to areas of lower flood risk, and encouraging the protection of the water environment.

4.19 Cross-cutting NDP Roles. The nature of sustainable development is such that the three key themes cut across development each having some influence over the way in which proposals are considered. For example, where a new development proposal emerges, a range of policies in this NDP and the CLP would apply ensuring that a site is tested against sustainability principles. The potential type of development on a site, its associated facilities, the accessibility of facilities, habitat and heritage impacts and public transport would be considered, along with its history, setting, surrounding buildings and views to and from the sites, enabling the specification of appropriate planning conditions to ensure acceptable development. Some sites will be deemed unsuitable for development as a result.

4.20 Climate change is an issue which is particularly cross-cutting.

4.21 Figure 2 below indicates how each of the policies in the Plan help to achieve sustainable development.

Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
Policy H1: Locations and Scale for New Housing Development	Local housing and employment needs supported; CLP Policy 9 facilitated. Wider opportunities for home ownership and creation of inclusive and mixed. Self-help through self-build encouraged.	Opportunities for local builders. Additional income for businesses reliant on local trade.	Local character, landscape qualities, the individual identity and historic settlement pattern of the villages preserved. Setting of listed and unlisted heritage assets protected.

Figure 2: Carn Brea NDP Policies Achieving Sustainable Development

Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
Policy H2: Housing Mix	Needs of all members of the community addressed locally.	Opportunities for local builders. Additional income for businesses reliant on local trade.	Small scale character and appearance of the villages maintained.
Policy H3. Rural Exception Housing Sites for Affordable Housing	Affordable housing needs addressed.	Reduced costs and increased affordability for local people.	High quality of development at appropriate scale for setting. Character and appearance of villages, setting of listed and unlisted heritage assets protected. Local biodiversity, traffic conditions addressed.
Policy H4. Community Led, Self and Custom Build Housing	Affordable housing needs addressed. Community and individual empowerment enabled and enhanced.	'Sweat equity' released. Reduced costs and increased affordability for local people.	Small scale character maintained, support for additional and innovative building techniques that enhance biodiversity and minimise climate impacts.
Policy H5. Infill Within Hamlets and Small Groups of Dwellings	Isolated development avoided. Small communities strengthened.	Viability of rural services supported. Business opportunities for local builders and craftsmen to support local economy.	Isolated development requiring more and longer car journeys avoided.
Policy H6. Protection of Carn Brea's Existing Housing Stock	Availability of dwellings of appropriate size to meet local needs conserved.	Availability of dwellings of appropriate size to meet local needs conserved.	Adverse impacts on character and landscape from disproportionate extension of dwellings reduced.
Policy BE1. Safeguarding and Enhancement of Locally Significant Employment Land	Local employment and income generated.	Sustainable growth and expansion of rural businesses: local incomes generated.	Sensitive features including heritage buildings and biodiversity interests and amenity of residential properties protected.
Policy BE2. New Business Development	Local employment and income generated.	Sustainable growth and expansion of businesses: local incomes generated.	Sensitive features including heritage buildings and biodiversity interests and amenity of residential properties protected.
Policy BE3. Working from Home and Home-Based Businesses	Flexible working practices embraced.	Economic base broadened, support for sustainable economic growth.	Adverse environmental impacts avoided or mitigated.

Figure 2: Carn Brea NDP Policies Achieving Sustainable Development

Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
Policy BE4: Rural Business Diversification	Job opportunities created.	Agricultural sector supported, underpinning local economy. Business diversification opportunities supported.	Agricultural sector supported, underpinning maintenance of local landscape. Eco-friendly farming techniques encouraged.
Policy BE5: Rural and Sustainable Tourism	Facilities provided which can also be used by the local resident community. Employment opportunities.	Additional visitor spending in the local economy.	Fabric of heritage assets maintained. Improved respect and understanding for the character of the countryside. Green infrastructure supported.
Policy BE6. Advance Business Signage	Improved highway safety and access to services.	Economic advantage for businesses located in remote rural areas or amongst many other firms and are difficult to find	Reduced proliferation of poorly designed and ugly, confusing, signage clutter. Less harm to landscape, streetscape and historic character.
Policy NE1: Landscape	Local distinctiveness promoted and reinforced, generating sense of place and belonging. Psychological and social well-being supported. Community enjoyment of places, their sense of place and local distinctiveness, and sense of belonging to a particular place and community improved.	Landscape and historic environment aspects of local distinctiveness and rural tourism supported.	The context, setting and significance of heritage assets and their legibility in the landscape preserved. Impacts of development on AGLV, nearby WHS and AONB minimised. Setting of heritage features, range of habitat and biodiversity supported.
Policy NE2. Cherished Views and Vistas	Local distinctiveness promoted and reinforced, generating sense of place and belonging. Psychological and social well-being supported.	Landscape and historic environment aspects of local distinctiveness and rural tourism supported.	The context, setting and significance of heritage assets and their legibility in the landscape preserved. Impacts of development on AGLV minimised.
Policy NE3. Area of Local Landscape Value	Retained 'sense of place' and community identity, enhanced social inclusion.	Maintains peace and tranquillity of the rural location, heritage features and attractive rurality that attracts tourism and businesses.	Small scale character and appearance of the villages, setting of listed and unlisted heritage assets protected.
Policy NE4: Green Infrastructure	Community health and well-being protected.	Environmental quality and reputation, key	Habitat and biodiversity Preserved.

Figure 2: Carn Brea NDP Policies Achieving Sustainable Development

Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
		factors in tourism and inward investment protected.	
Policy NE5: Net Biodiversity Gain	Important character forming aspects of the local landscape are protected. Better quality of design encouraged. Quality and sense of place secured. Well-being enhanced.	Environmental quality and reputation, key factors in tourism and inward investment, protected.	Habitat and biodiversity preserved/enhanced.
Policy NE6: Trees, Cornish Hedges and Hedgerows	Important character forming aspects of the local landscape are protected. Better quality of design encouraged. Quality and sense of place secured. Well-being enhanced.	Environmental quality and reputation, key factors in tourism and inward investment, protected.	Landscape setting for settlements, heritage assets, and habitat and biodiversity preserved and enhanced.
Policy NE7. Dark Skies	Enhanced community enjoyment and appreciation of their environment, improved quality of life and creative inspiration; promotes health through improved sleep patterns and reduced stress.	Sustainable environment focused tourism supported.	Reduced energy wastage from unnecessary or excessive lighting. More natural environment for both nocturnal and diurnal animals provided.
Policy D1. World Heritage Site	The unique historic context for the lives of local people maintained and celebrated.	Rural tourism contributed to; This part of the SW as marked as internationally 'special' and its profile raised and protected.	The OUV of otherwise unprotected heritage assets in the WHS protected.
Policy D2. Design, Heritage and Local Distinctiveness	Local distinctiveness promoted and reinforced, sense of place and belonging generated.	Historic environment aspects of local distinctiveness and rural tourism supported.	Local character and history, and the identity of local surroundings and materials reflected in design in the historic core.
Policy D3: Design, Development Standards and Regeneration	Enhanced sense and quality of place and pride in community. Community safety supported.	Enhanced sense and quality of place that attracts visitors.	Sustainable drainage, energy conservation and generation measures incorporated in new development.
Policy D4. Reconstruction of Conversion of Abandoned/Neglected Buildings	Improvement to residential amenity, reduced vandalism and other misuse.	Business opportunities created.	Setting of nearby heritage assets and important views protected.
Policy RT1. Accessibility and Transport	Access to services and employment enhanced.	Access to employment enhanced. Additional	Retention/enhancement of important part of

Figure 2: Carn Brea NDP Policies Achieving Sustainable Development

Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
		facilities to support of tourism provided.	existing green infrastructure network.
Policy RT2. Conversion of Residential Garages	Reduced problems of on-street parking, road obstruction and congestion, improved road safety.	Congestion and business costs reduced.	Reduction in greenhouse gas emissions.
Policy RT3. Future Bus and Rail.	Reduced problems of on-street parking, road obstruction and congestion within Pool. improved road safety. Residents access to services and employment enhanced.	Enhanced access to wider range of job opportunities outside the Parish. Improved accessibility to customers for local businesses. Enhanced economic status associated with being connected to national rail network. Support for regeneration of Pool.	Reduced reliance on private car use and surface car parking in Pool. Links to high quality cycle and walking connections to key facilities. Improvements to character and quality of Station Road.
Policy RT4. Broadband and Mobile Communications	Social inclusion and community cohesion improved, reduction in 'digital disadvantage'	Access to business opportunities for local and home businesses. Inward investment not restricted by any local inadequacy in digital communications.	Reduced needs to travel and reduction in greenhouse gas emissions.
Policy RT5: Footways, Pedestrian Links, Public Rights of Way	Healthy recreation opportunities enhanced. Improved disability access and social cohesion.	Existing routes to work and services retained. Tourism assets maintained and enhanced.	Retention/enhancement of important part of existing green infrastructure network.
Policy OG1. Local Green Spaces	Community health and well-being protected. Local distinctiveness promoted and reinforced. Sense of place and belonging generated. Local environmental quality protected.	Environmental quality and reputation, key factors in tourism and inward investment, protected.	Landscape character, habitat and biodiversity supported.
Policy OG2: Key Recreation Spaces and Sports Pitches	Community health and mental well-being supported.	Additional facilities to support of tourism provided.	Landscape character, habitat and biodiversity supported.
Policy OG3. Provision and Protection of Allotments and Community Orchards	Community health and mental well-being supported.	Local produce and community enterprise supported.	Reduced need to travel, opportunities for organic gardening.

Figure 2: Carn Brea NDP Policies Achieving Sustainable Development			
Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
Policy CF1. Development Infrastructure for Growth	Safe roads, adequate capacity at schools, open space to support community well-being.	Infrastructure that supports business activity.	Adequate sewage treatment and water supply.
Policy CF2. Safeguarding and Enhancing Neighbourhood Community Facilities	Continued and enhanced access to community and cultural activity and events supporting greater community cohesion and well-being.	Community enterprise supported and new opportunities created.	Reduced need to travel to facilities by car. Efficiency of community buildings enhanced. Reduced carbon footprint.
Policy CF3. Facilities for Young People	Needs of young people for social facilities met.	Community enterprise supported and new opportunities created.	Reduced need to travel to facilities by car: reduced carbon footprint.
Policy CF4. Education and Health Provision	LA, volunteer and private investment in education and health provision supported. Improved educational and health outcomes for residents and people from wider catchment.	Improved skills, education, medical training, and research opportunities. Higher value businesses and jobs attracted.	Economic and social improvements obtained in sustainable ways that minimise environmental harm.
Policy CC1: Local Energy Storage	Reduced energy poverty. Moves to off-grid systems supported.	Improved energy security. Moves to off-grid systems supported.	De-carbonised local development. Batteries in buildings suitable for rural locations
Policy CC2: Sustainable Drainage	Safety from flooding. Potential for additional recreational opportunities.	Improved business security, efficient wastewater management.	Destructive flooding and pollution avoided. Potential for additional biodiversity, impacts of climate change mitigated.

5. Having regard to national policies and guidance

5.1 All of the policies in this neighbourhood plan have been drafted with consideration of the national planning policies set out in the NPPF 2021 and associated guidance.

5.2 The detailed consideration of the Carn Brea Neighbourhood Plan policies in Appendix 3 demonstrates how each is in conformity with National Planning Policy and guidance.

6. General conformity with the strategic policies of the development plan(s) for the area

6.1 All of the policies in this neighbourhood plan have been drafted with consideration of the local planning policies set out in the Cornwall Local Plan and associated guidance.

6.2 The detailed consideration of all policies in the Carn Brea Neighbourhood Development Plan policies in Appendix 3 demonstrates how each is in conformity with Local Planning Policy and guidance.

7. Compatibility with EU Regulations

7.1 The Carn Brea Parish Neighbourhood Development Plan Steering Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations Assessment. Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion, issued on 19th April 2023, concluded that SEA is not required for the Carn Brea Neighbourhood Development Plan. A copy of the screening opinion is included at Appendix 2.

8. Prescribed conditions and prescribed matters.

8.1 Section 38A(12) of the Parish and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act 2011 sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out one basic condition in addition to those set out in the primary legislation. This is: the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects)

8.2 There are no Special Areas of Conservation in the parish. However, Godrevy to St Agnes SAC is within 10km, located on the coast to the north of the Parish. The southern half of the parish is within the zone of influence for the Fal and Helford SAC.

8.3 There are no Special Protection Areas in the parish.

8.4 The Carn Brea Parish NDP Screening Opinion confirms that the Carn Brea Parish NDP is unlikely to have significant effects on European Sites and that SEA and HRA is therefore not required.

9. Comprehensive Impact Assessment Implications

9.1 The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons with a “protected characteristic” and those who do not. The protected characteristics are Age, Disability, Gender Re-assignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion and Belief, Sex, Sexual Orientation and in Cornwall an additional characteristic, Cornish Status.

9.2 This NDP has been developed to be in general conformity with the Cornwall Local Plan, which was subject to Examination in Public and found to be sound. The Cornwall Local Plan provides for objectively assessed need, to meet the needs of all groups in the community.

9.3 The Cornwall Local Plan has been subject to Comprehensive Impact Assessment. This concluded that the current and future businesses and residents of, and visitors to, Cornwall will be affected by the land use policies in terms of provision of jobs, homes, infrastructure, access to services and the protection of the environment. The strategic policy objectives to 2030 are to plan for the needs of the whole community now and in the future. In addition, where evidence demonstrates a need, a number of protected characteristic groups are positively planned for with specific provision made for older people and the disabled.

9.4 In particular the economic strategy, overall housing target and affordable housing targets aim to help ensure appropriate jobs and housing is available to meet local needs. Failing to provide sufficient housing will impact most on disadvantaged groups.

9.5 An Equalities Impact Assessment has been carried out for the Carn Brea NDP. It concludes that that none of the policies in the NDP will have high negative impacts upon groups with protected characteristics, with a few being of low or moderate impact. Most of the policies will make a positive contribution to the needs of those in the community with protected characteristics.

9.6 The Carn Brea NDP provides a strategy for the development of the neighbourhood area, and a range of policies, which will result in positive benefits for the local community. The key positive impacts are promoting sustainable development, protecting the built and natural environment, providing employment and housing to meet local need and promoting community engagement and involvement in planning. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.

10. Conclusion

10.1 The Carn Brea Neighbourhood Development Plan has regard to National Planning Policy and is in general conformity with the strategic policies of the Cornwall Local Plan. This Plan is compatible with EU obligations and promotes sustainable development.

10.2 It is considered that the Basic Conditions as set out in Schedule 4B to the Parish and County Planning Act 1990 (as amended) have been met. The Plan complies with Paragraph 8(1)(a) of Schedule 4B to the Act and should proceed to Referendum.

Appendix 1 - Carn Brea Neighbourhood Plan Confirmation of Designation.

Cornwall Council

Pydar House Pydar Street Truro Cornwall TR1 1XU

Email: neighbourhoodplanning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Applicant:

Carn Brea Parish Council
Sue Bishop
Treloweth Community Hall
Moorfield Road
Pool, Carn Brea
TR15 3QB

**Town And Country Planning Act 1990 (As Amended)
The Neighbourhood Planning (General) Regulations 2012**

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 01st August 2016 and accompanying plan(s):

Proposal: The designation of the Parish of Carn Brea as a Neighbourhood Area

Relevant Body: Carn Brea Parish Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.



DATED: 02nd August 2017

**Phil Mason
Head of Planning, Housing and
Regeneration**

Appendix 2 – SEA/HRA Screening

Andrew Moyle Browning
Parish Clerk
By Email



19 April 2023

Dear Andrew,

Carn Brea Parish Neighbourhood Development Plan – SEA and HRA Screening

As requested I have screened the Carn Brea Parish Neighbourhood Development Plan (NDP) to determine whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA.)

As required by the SEA regulations I produced a screening opinion report for the NDP (Pre Strategic Environmental Assessment draft) and consulted the statutory bodies: Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

Based on the scale and location of development proposed in the draft plan, Cornwall Council is of the opinion that the Carn Brea Parish NDP is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.

This view is confirmed by the consultation bodies and the full screening report and the responses from the Environment Agency, Natural England and Historic England are attached.

If significant changes or additions are made to your plan I would advise you to have it rescreened.

Yours sincerely,

Gemma Hankins
Development Officer
Planning Policy
Email: gemma.hankins@cornwall.gov.uk

**Carn Brea Neighbourhood Plan
SEA and HRA Screening Report**

**Carn Brea NDP Consultation Draft
(Sept 2022)**

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

April 2023

Carn Brea Neighbourhood Plan SEA and HRA Screening Report

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Carn Brea Neighbourhood Plan SEA and HRA Screening Report

1. Introduction

1.1 This screening report is designed to determine whether or not the Carn Brea Neighbourhood Plan (the NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also considers whether Habitats Regulations Assessment is required under Article 6 or 7 of the Habitats Directive.

1.2 The purpose of the NDP is to set out planning policies to be used as part of the development plan, for determining applications in Carn Brea parish. The NDP builds on the Cornwall Local Plan, providing local criteria-based policies to encourage and shape the quality and type of development within the parish. The plan aims to provide 305 homes (which is in excess of the Local Plan figure) to deliver much needed affordable housing in the area. The plan draws 3 development boundaries where the majority of the housing would be expected and also suggests small scale infill in rural hamlets and up to 75 homes through exception sites. In addition to the housing policies, the plan also aims to protect existing employment land, community/recreation facilities and local green space. The overall community vision laid out in the NDP is to:

- To protect the unique character and environment of Carn Brea Parish
- To celebrate the history and culture of Carn Brea Parish
- To enhance biodiversity, habitats and opportunities to tackle climate change
- To serve the needs of the local community
- To connect rural communities together

1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the Neighbourhood Plan and the need for a full SEA or HRA.

2. Legislative Background

Strategic Environmental Assessment

2.1 The basis for Strategic Environmental Assessments legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)

2.2 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.

Carn Brea Neighbourhood Plan SEA and HRA Screening Report

2.3 However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. In SEA terms, neighbourhood plans are treated as components of Local Plans. National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. The Localism Act 2011 also requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive

2.4 Figure 2.1 shows the SEA screening process, and Box 2.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.

2.5 National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Potential triggers may be:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan

Habitats Regulation Assessment

2.6 Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This process also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.).

2.7 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 5.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

Sustainability Appraisal

2.8 The NPPG explains that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal may be a

Carn Brea Neighbourhood Plan SEA and HRA Screening Report

useful approach for doing this.

2.9 This report therefore includes screening for HRA and SEA . Section 3 sets out the HRA screening, and provides that Appropriate Assessment if required. Section 4 shows the SEA screening process (fig 2.1), and Box 2.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.

Carn Brea Neighbourhood Plan SEA and HRA Screening Report

3. Habitats Regulation Assessment

Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.).

3.2 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 3.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

3.3 HRA screening: Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites? The table(s) below appraises the effect of allocations or policies within the NDP which have the potential to significantly affect European sites within or with a pathway of impact from the NDP. The precautionary principle must be used when assessing whether adverse effects are significant.

NDP Allocation or Policy: H1 – Housing Locations and Sale for New Development

European Site	Designated features	Threats/pressures	Pathways of Impact (arising from development relating to the NDP)	Likely significant effects (including in combination)	Screen in or out
Godrevy to St Agnes SAC	<ul style="list-style-type: none"> • Temperate Atlantic wet heaths with <i>Erica ciliaris</i> and <i>Erica tetralix</i> (wet heathland with Dorset heath and cross-leaved heath) • European dry heaths • Early gentian <i>Gentianella anglica</i> 	<ul style="list-style-type: none"> • Change in land management • Air pollution 	No	No	Out

Carn Brea Neighbourhood Plan SEA and HRA Screening Report

Fal and Helford SAC	<ul style="list-style-type: none"> • Atlantic salt meadows • Estuaries <ul style="list-style-type: none"> • Large shallow inlets and bays • Mudflats and sandflats not covered by seawater at low tide <ul style="list-style-type: none"> • Reefs • Sandbanks which are slightly covered by sea water all the time. • Shore dock Rumex rupestris 	<ul style="list-style-type: none"> • Marine consents and permits • Invasive species • Water pollution • Public access/disturbance • Siltation • Fisheries • Air pollution 	Yes. The parish is within the zone of influence for public access/disturbance	Yes	In
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Appropriate Assessment

The HRA of the Cornwall Local Plan revealed the potential for Likely Significant Effects (LSE) on the features of the Fal and Helford SAC due to a possible increase in recreation. Policy 22 of the Local Plan puts in place a strategic solution for the mitigation of recreational impacts. Surveys were carried out over the period of a year to establish the 'Zone of Influence' (ZOI) for recreational impact. Carn Brea Parish lies partially within the ZOI for the Fal and Helford and therefore a financial contribution is taken from new development to fund mitigation measures. The overall scale of housing development proposed in Carn Brea Parish is above that outlined in the Local Plan. However, the only site specific policy within the ZOI is the development boundary around the village of Four Lanes, where small scale infill and rounding off is proposed. The majority of development would be in the northern urban part of the parish (Pool and West Tolgus) which is outside the ZOI. A comprehensive study has been undertaken by the NDP group to define development boundaries in the Parish. This extract relates to the development boundary around Four Lanes:

Carn Brea Neighbourhood Plan SEA and HRA Screening Report

'The village of Four Lanes includes several facilities, sits astride the Redruth to Helston road [B3297] and has public transport links offering school, work, shopping and services trips, so has for long been an attractive location for residential development. The layout of the village is such that there whilst there are some infill opportunities, rounding-off is constrained by heritage, landscape and countryside policy considerations, although some of these may be suitable for 'rural exceptions' to such policies in order to release affordable housing. Larger developments beyond rounding-off would not be sustainable. Recognising the level of facilities available the settlement is considered to be a sustainable location suitable for a carefully drawn development boundary permitting for limited infill development, that may also help to release rural exception sites for affordable housing.'

Through the screening consultation, Natural England expressed concern about the potential for larger scale housing within the ZOI. In response, the parish reviewed their housing capacity assessment and Development Boundary Log to deal with the concerns expressed by Natural England. Policy amendments have been made to ensure that the position is clear that only smaller scale development is appropriate in Four Lanes. Natural England have confirmed that they are satisfied that the changes made address their concerns.

Carn Brea Neighbourhood Plan SEA and HRA Screening Report

4. SEA screening

4.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

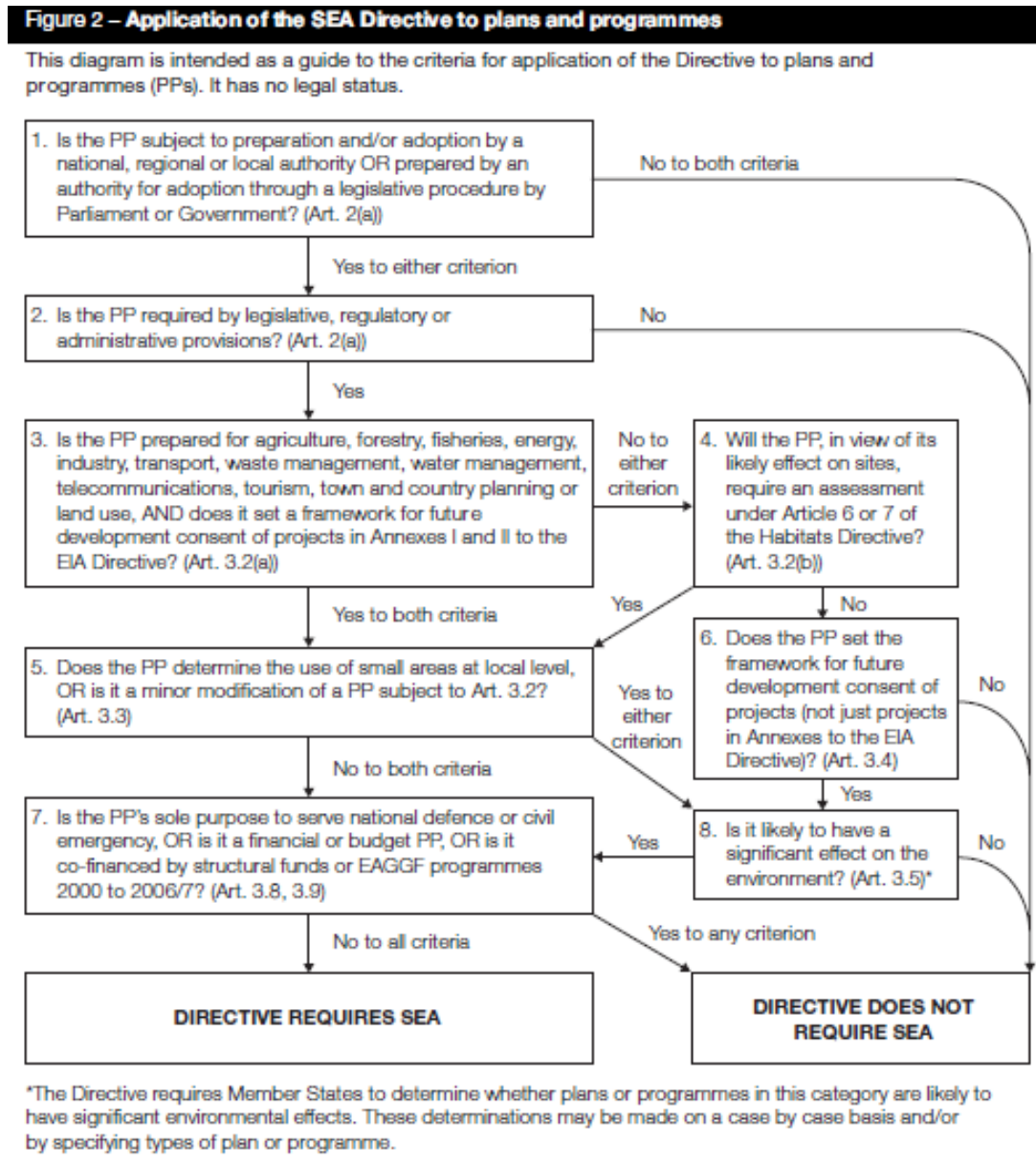
SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a)
CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT
<p>1. The characteristics of plans and programmes, having regard, in particular, to</p> <ul style="list-style-type: none"> - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources, - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy, - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development, - environmental problems relevant to the plan or programme, - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection). <p>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to</p> <ul style="list-style-type: none"> - the probability, duration, frequency and reversibility of the effects, - the cumulative nature of the effects, - the transboundary nature of the effects, - the risks to human health or the environment (e.g. due to accidents), - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected), - the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> - special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use, - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

Carn Brea Neighbourhood Plan SEA and HRA Screening Report

Figure 2 SEA screening flowchart

The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required¹.



¹ Source: A Practical Guide to the Strategic Environmental Assessment Directive

Carn Brea Neighbourhood Plan SEA and HRA Screening Report

Table 4.1 Establishing the Need for SEA		
Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Will be 'made' by Cornwall Council and used in decision making as part of the development plan.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Localism Act 2011
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	Annex I and II projects are (typically) large scale industrial and commercial processes – the plan does not deal with this scale of development.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b)) (See para 4.2 above)	Y	See Section 3 on Habitats Regulations Assessment
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Plan contains land use planning policies to guide development within the parish
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NDP will be 'made' and used as part of the development plan for determining planning applications in the Plan area
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	See Table 4.2

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Table 4.2 Likely significant effects on the environment	
SEA requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The Cornwall Local Plan sets a target of 5,200 new dwellings) within the urban part of the Community Network Area of Camborne, Pool and Redruth which the parish is a part of. There is a figure of 1,000 for the rest of the rural part of the parish. There have been 3,996 completions in the Network Area 2010 to present. 695 completions of these were in Carn Brea Parish. As the NDP explains, the housing requirement for the Parish has been met, however the NDP aims to provide an additional 305 homes in the period to 2030.</p> <p>The Plan provides local criteria-based policies to control the quality of development within the parish. In addition to this, there is a clear desire to encourage new homes in sustainable locations, in particular affordable and first homes, as well as safeguarding existing employment, recreation/community facilities and Local Green Space.</p>
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan. It does not influence other plans.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan which promote sustainable development. It will be examined against four basic conditions, one of which is whether the plan contributes to sustainable development.
4. environmental problems relevant to the plan or programme,	<p>The following environmental problems/sensitivities have been identified in the neighbourhood plan area:</p> <ul style="list-style-type: none"> • AQMA • West Cornwall Bryophytes SSSI – favourable condition but impact risk zones cover all 3 development boundaries identified • Within ZOI of Fal and Helford SAC • Three county wildlife sites – two close to Four Lanes development boundary • AGLV close to Four Lanes development boundary • World Heritage Site within Pool Development boundary

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	<ul style="list-style-type: none"> • Tucking Mill Conservation Area – part crosses over into Pool development boundary • BAP Habitat - close to Four Lanes development boundary • Critical Drainage Area within the Pool and West Tolgus development boundaries
<p>5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</p>	<p>N/A</p>
<p>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</p>	

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6. the probability, duration, frequency and reversibility of the effects,	The plan period runs until 2030, to align with the Cornwall Local Plan. The plan aims to provide 305 homes (which is in excess of the Local Plan figure) to deliver much needed affordable housing in the area. The plan draws 3 development boundaries where the majority of the housing would be expected and also suggests small scale infill in rural hamlets and up to 75 homes through exception sites. In addition to the housing policies, the plan also aims to protect existing employment land, community/recreation facilities and local green space.
7. the cumulative nature of the effects,	Carn Brea is part of the Camborne, Pool and Redruth urban area, which is a location for strategic housing and employment allocation through the Local Plan. The Cornwall Local Plan sets a target of 5,200 new dwellings) within the urban part of the Community Network Area of Camborne, Pool and Redruth. There is a figure of 1,000 for the rest of the rural part of the parish. There have been 3,996 completions in the Network Area 2010 to present. 695 completions of these were in Carn Brea Parish. As the NDP explains, the housing requirement for the Parish has been met, however the NDP aims to provide an additional 305 homes in the period to 2030.
8. the transboundary nature of the effects,	N/A
9. the risks to human health or the environment (e.g. due to accidents)	N/A
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	The NDP covers the Parish of Carn Brea, within which the main population centre is in the urban northern part of the parish around Pool. There are numerous other villages and hamlets throughout the parish. The population of the parish was estimated as approximately 9,000 in 2021.
11. the value and vulnerability of the area likely to be affected due to: -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values,	<p><i>The full environmental baseline review is included in Appendix 1.</i></p> <p>Special Areas of Conservation</p> <p>There are no SACs in the parish. However, Godrevy to St Agnes SAC is within 10km, located on the coast to the north of the Parish. No potential impact has been identified on this site as a result of the plan.</p> <p>The southern half of the parish is within the zone of influence for the Fal and Helford SAC. This is a sheltered site on the south-west coast of England, with a low tidal range and a wide range of substrates resulting in biologically one of the richest examples of sandbanks in the UK. This area supports examples of sheltered intertidal mudflats and sandflats representative of south-west England and is</p>

Carn Brea Neighbourhood Plan SEA and HRA Screening Report

<p>- intensive land-use,</p> <p>12. the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>particularly recognised for the importance of the species living in the sediments. This site is a ria system in south-west England that supports a wide range of communities representative of marine inlets and shallow bays. The Fal and Helford is an example of saltmarsh vegetation in a ria (drowned river valley), a physiographic type restricted to south-west England and west Wales.</p> <p>As discussed in section 3, The HRA of the Cornwall Local Plan revealed the potential for Likely Significant Effects (LSE) on the features of the Fal and Helford SAC due to a possible increase in recreation. Policy 22 of the Local Plan puts in place a strategic solution for the mitigation of recreational impacts. Surveys were carried out over the period of a year to establish the 'Zone of Influence' (ZOI) for recreational impact. Carn Brea Parish lies partially within the ZOI for the Fal and Helford and therefore a financial contribution is taken from new development to fund mitigation measures. The overall scale of housing development proposed in Carn Brea Parish is above that outlined in the Local Plan. However, the only site specific policy within the ZOI is the development boundary around the village of Four Lanes, where small scale infill and rounding off is proposed. The majority of development would be in the northern urban part of the parish (Pool and West Tolgus) which is outside the ZOI. A comprehensive study has been undertaken by the NDP group to define development boundaries in the Parish. This extract relates to the development boundary around Four Lanes:</p> <p><i>'The village of Four Lanes includes several facilities, sits astride the Redruth to Helston road [B3297] and has public transport links offering school, work, shopping and services trips, so has for long been an attractive location for residential development. The layout of the village is such that there whilst there are some infill opportunities, rounding-off is constrained by heritage, landscape and countryside policy considerations, although some of these may be suitable for 'rural exceptions' to such policies in order to release affordable housing. Larger developments beyond rounding-off would not be sustainable. Recognising the level of facilities available the settlement is considered to be a sustainable location suitable for a carefully drawn development boundary permitting for limited infill development, that may also help to release rural exception sites for affordable housing.'</i></p> <p>Through the screening consultation, Natural England expressed concern about the potential for larger scale housing within the ZOI. In response, the parish reviewed their housing capacity assessment and Development Boundary Log to deal with the concerns expressed by Natural England. Policy amendments have been made to ensure that the position is clear and that only smaller scale development is</p>
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Carn Brea Neighbourhood Plan SEA and HRA Screening Report

appropriate in Four Lanes. Natural England have confirmed that they are satisfied that the changes made address their concerns.

Special Protection Areas

There are no SPAs within 10km of the parish.

Sites of Special Scientific Interest

There is one SSSI in the Parish which is West Cornwall Bryophytes. This SSSI is a group of seven locations of former mining activity, that form a single SSSI. Another site is located on the western parish border. This designation is special for its population of rare and scarce bryophytes (mosses and liverworts) which are adapted to growing on copper-rich substrates. The sites are in a favourable condition. All 3 development boundaries defined in Policy H1 are covered by the impact risk zones surrounding West Cornwall Bryophytes SSSI sites. This is discussed in the bullet points below:

- Pool Development Boundary: around South Crofty (the western fringe of the development boundary) there is a SSSI impact risk zone which is triggered by residential development over 100 houses. Pool is identified in policy H1 as being a location for approximately 130 new homes on previously developed land. The majority of the land within the development boundary is not covered by an IRZ which is triggered by residential development. There are no site allocations and the policy refers to a mixture of small scale infill and larger developments within the wider development boundary area.
- West Tolgus Development Boundary: not triggered by residential development
- Four Lanes Development Boundary: the impact risk zone is triggered by over 100 houses. Development in this area would be infill and rounding off, so not of a scale to cause any negative effect on the SSSI

The following SSSIs are close to the parish, but the impact risk zones are not triggered by the plan policies:

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- Nance Wood SSSI sits approximately 2.5km to the North of the parish on the outskirts of the village of Portreath
- Godrevy Head to St Agnes SSSI sits on the coast approximately 4km to the north of the parish.

Local Nature Reserves

No LNRs within the Parish, but the Red River Valley LNR ends at the NW parish boundary. Given the nature, scale and location of the plan policies, it is considered unlikely that the LNR would be impacted by plan policies

County Wildlife Site

There are 3 County Wildlife Sites within the parish, these are: Carn Brea, Newton Moor and Penventon Moor. Newton Moor and Penventon Moor are located near the village of Four Lanes which has a development boundary and small scale infill and rounding off proposed. This is considered in the settlement boundary assessment and has informed the policy development.

‘Two Cornwall Wildlife Sites are located nearby. These are Newton Moor about 450M to the north and west, and Penventon Moor about 100m to the north. These contain BAP Priority Habitats. Although not directly impacted by any development which may occur at Four Lanes, any new proposals for dwellings or employment uses should demonstrate that they do not indirectly harm the two CWS sites.’

Biodiversity Action Plan Habitat

BAP habitats within the Parish include several areas of Lowland Heathland around Carn Brea itself, West Tolgus and Carnkie.

Habitat Action Plan Woodland can be found on the SW parish boundary and just outside the NE parish boundary near West Tolgus. Some areas of BAP habitat are in close proximity to the development boundaries of West Tolgus and Four Lanes. Please see quote above in relation to Four Lanes. In relation to West Tolgus, the settlement boundary assessment states the following:

‘The western side of West Tolgus has convenient access to some facilities shared with Illogan and Pool, but the eastern side is more remote. This latter area has a quiet rural feel and charm. Although ribbon

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development along West Tolgus Lane has enclosed a large area of small post-medieval fields, they are the reason for the rural character, and they make a significant contribution to the separation of the Illogan/Pool urban area and Redruth to the east. They also host a variety of habitat and species which link with the key habitat corridor formed by the Tolskithy Valley. Their loss to development, perhaps perceived as 'rounding-off', would replace the current character with a spread of urbanisation that would destroy its charm, and seriously impact on the landscape and wildlife value of the area, encouraging more coalescence with Redruth. There are also concerns for the potential noise issues for residents should the southern fields be developed. Therefore the Development boundary of West Tolgus is drawn to allow for some limited rounding-off and infill, whilst the majority of the area is excluded and proposed as an Area of Local Landscape Value, linking up with other areas of open land identified in the CLP Site Allocations DPD as having strategic value.'

Area of Great Landscape Value

Most of the rural part of the parish is designated as AGLV (Carnmenellis). The AGLV is adjacent to the Four Lanes Development Boundary. This development boundary is to indicate the area for small scale infill on previously developed land. The settlement boundary assessment states the following:

'The village is located on the Carnmenellis intrusion, in a shallow valley on the south-western slopes of Penventon Moor, amongst the 'Higher Level Ground' landscape character area [See CBNDP Local Landscape Character Assessment]. It sits amongst open fields of arable/grazing land with minimal tree cover, crossed by Cornish hedges dotted with granite buildings. Many locations in the area enjoy spectacular views, some of which are important to the village character. Countryside immediately around the settlement is post-medieval, but shortly beyond that to the west is an extensive area of medieval farmland. The general atmosphere is one of tranquillity. Barring the Church, all development is one or two storey, and frequent use is made of local materials. New development around the settlement must be of a small scale with layouts that complement the existing village form and do not project harmfully into the open countryside, whilst keeping to the consistent low profile and using local materials/colours...

The village of Four Lanes includes several facilities, sits astride the Redruth to Helston road [B3297] and has public transport links offering school, work, shopping and services trips, so has for long been an attractive location for residential development. The layout of the village is such that there whilst there are some infill opportunities, rounding-off is constrained by heritage, landscape and countryside policy considerations, although some of these may be suitable for 'rural exceptions' to such policies in order to release affordable housing. Larger developments

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beyond rounding-off would not be sustainable. Recognising the level of facilities available the settlement is considered to be a sustainable location suitable for a carefully drawn development boundary permitting for limited infill development, that may also help to release rural exception sites for affordable housing.'

Policies NE1- 3 relate to landscape issues.

World Heritage Site

Large swathes of the parish are designated as world heritage site – both Pool itself and also the Camborne and Redruth Mining District. Part of the WHS falls inside the Pool Development Boundary. The NDP development has been informed by a study of the historic environment and local heritage. Policy H1, part 2c states the following in relation to development in Pool:

'In design terms [extent, layouts, design solutions, densities, scale and massing etc.] respond to and are demonstrably informed by the historic and landscape character of site and its surroundings including the context of any heritage assets.'

Policy D1 specifically relates to development in the WHS.

Conservation Area

Carn Brea Conservation Area sits to the south of the main urban area in the Parish (Pool, Illogan Highway, Blowinghouse). To the west of the Parish, a small part of the Tucking Mill conservation area crosses over into the parish. Part of the Tucking Mill Conservation Area falls inside the Pool Development Boundary (see extract from the NDP above).

Policy D2 and D3 promote appropriate, locally distinctive development.

Scheduled Monuments

Carn Brea Castle, East Pool Mine (3 sites), Wayside Cross, Wheal Francis Engine House. East Pool Mine falls within the Pool development boundary. However, as the extract above demonstrates, the plan requires any development proposals to be *'...informed by the historic and landscape character of site and its surroundings including the context of any heritage assets.'*

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	<p>Policy D2 and D3 promote appropriate, locally distinctive development.</p> <p>Flooding and Drainage</p> <p>Critical Drainage Area within the Pool and West Tolgus development boundaries. Policy CC3 relates to drainage issues, sustainable drainage and links to the CPIR surface water management plan.</p>
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5. SEA Screening Outcome

- 5.1 HRA screening: The assessment in section 3 shows that there is a potential for significant effects on a European site, namely the Fal and Helford SAC, through recreational disturbance. An Appropriate Assessment has been carried out and strategic mitigation is in place through Policy 22 of the Cornwall Local Plan to ensure that there will be no significant effects on the features of the SAC. It is therefore possible to conclude that, in combination with the Local Plan Policy, there will be no impact on the integrity of the European site.
- 5.2 SEA screening: Regulation 5(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 (“the SEA Regulations”) provides that an environmental assessment (an SEA) must be carried out in a number of circumstances, including where the plan or programme, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (i.e. appropriate assessment by way of an HRA).
- 5.3 However, this requirement is subject to an exception contained in Regulation 5(6) which provides that an environmental assessment need not be carried out for a plan or programme “which determines the use of a small area at local level” unless the plan has been determined to be likely to have significant environmental effects. Whether the plan is likely to have significant environmental effects needs to be determined by reference to the criteria in Schedule 1 of the 2004 Regulations. These criteria are set out in a series of questions in section 4.3 of this report.
- 5.4 The assessment in section 4 does not reveal any significant effects in the environment resulting from the Carn Brea NDP. Although the NDP exceeds the Local Plan growth figures, these figures are a minimum number not a target and there is a need for affordable housing in the parish. In addition to this, the majority of the housing is planned for the urban part of the parish, away from most of the environmentally sensitive sites. Finally, there has been extensive research and a large evidence base to support policy decisions. This includes a settlement boundary study (looking at options and considering various opportunities and constraints), a local landscape character assessment, a local green space assessment historic environment evidence.
- 5.5 The policy framework exists in Cornwall Local Plan policies 23 and 24 and in the emerging NDP to ensure protection of the environment. SEA is therefore not required.

Appendix 1

Environmental Baseline: Carn Brea NDP

Designation/issue	Features	Source	Comments
Ecology/Biodiversity			
Special Area of Conservation	<p>There are no SACs in the parish. However, Godrevy to St Agnes SAC is within 10km, located on the coast to the north of the Parish.</p> <p>The southern half of the parish is within the zone of influence for the Fal and Helford SAC. This is a sheltered site on the south-west coast of England, with a low tidal range and a wide range of substrates resulting in biologically one of the richest examples of sandbanks in the UK. This area supports examples of sheltered intertidal mudflats and sandflats representative of south-west England and is particularly recognised for the importance of the species living in the sediments. This site is a ria system in south-west England that supports a wide range of communities representative of marine inlets and shallow bays. The Fal and Helford is an example of saltmarsh vegetation in a ria (drowned river valley), a physiographic type restricted to south-west England and west Wales.</p>	Cornwall Council Mapping	The ZOI for Fal and Helford is only relevant to the Four Lanes Development Boundary. This development boundary is to indicate the area for small scale infill on previously developed land. This will need to be assessed through the SEA screening.
Special Protection Area	There are no SPAs in the parish	Cornwall Council Mapping	N/A
Site of Special Scientific Interest (inc sites designated for geodiversity)	There is one SSSI in the Parish which is West Cornwall Bryophytes. This SSSI a group of seven locations of former mining activity, that form a single SSSI. Another site is located on the western parish border. This site is special for its population of rare and scarce bryophytes (mosses and liverworts) which are adapted to growing on copper-rich substrates. The sites are in a favourable condition. The parish is within the impact risk zone for this designation.	Cornwall Council Mapping	All 3 development boundaries are covered by the impact risk zones for West Cornwall Bryophytes SSSI sites. This will need to be assessed through the SEA screening.

	<p>The following SSSIs are close to the parish, but the impact risk zones are not impacted by the plan policies:</p> <ul style="list-style-type: none"> • Nance Wood SSSI sits approximately 2.5km to the North of the parish on the outskirts of the village of Portreath • Godrevy Head to St Agnes SSSI sits on the coast approximately 4km to the north of the parish. 		
National Nature Reserve	There are no NNRs within the Parish	Cornwall Council Mapping	N/A
Local Nature Reserve	No LNRs within the Parish, but the Red River Valley LNR end at the NW parish boundary	Cornwall Council Mapping	Unlikely to be impacted by plan policies
County Wildlife Sites	There are 3 County Wildlife Sites within the parish, these are: Carn Brea, Newton Moor and Penventon Moor.	Cornwall Council Mapping	Newton Moor and Penventon Moor are located near Four Lanes. This is discussed in the settlement boundary assessment. This will need to be assessed through the SEA screening.
Biodiversity Action Plan Habitats	<p>BAP habitats within the Parish include several areas of Lowland Heathland around Carn Brea itself, West Tolgus and Carnkie.</p> <p>Habitat Action Plan Woodland can be found on the SW parish boundary and just outside the NE parish boundary near West Tolgus.</p>	Cornwall Council Mapping	Some areas of BAP habitat in close proximity to the development boundaries of West Tolgus and Four Lanes. This will need to be assessed through the SEA screening.
Tree Preservation Orders	There are 2 TPOs within Carn Brea Village.	Cornwall Council Mapping	N/A
Landscape			
Area of Outstanding Natural Beauty	The parish is not part of the AONB	Cornwall Council Mapping	N/A
Area of Great Landscape Value	Most of the rural part of the parish is designated as AGLV (Carnmenellis)	Cornwall Council Mapping	The AGLV is adjacent to the Four Lanes Development Boundary. This development boundary is to indicate the area for small scale infill on previously

			developed land. This will need to be assessed through the SEA screening.
Heritage/Historic Environment			
World Heritage Site	Large swathes of the parish are designated as world heritage site – both Pool itself and also the Camborne and Redruth Mining District.	Cornwall Council Mapping	Part of the WHS falls inside the Pool Development Boundary. This will need to be assessed through the SEA screening.
Conservation Area	Carn Brea Conservation Area sits to the south of the main urban area in the Praish (Pool, Illogan Highway, Blowinghouse). To the west of the Parish, a small part of the Tucking Mill conservation area crosses over into the parish.	Cornwall Council Mapping	Part of the Tucking Mill Conservation Area falls inside the Pool Development Boundary. This will need to be assessed through the SEA screening.
Scheduled Monuments	Carn Brea Castle, East Pool Mine (3 sites), Wayside Cross, Wheal Francis Engine House.	Cornwall Council Mapping	East Pool Mine falls within the Pool development boundary. This will need to be assessed through the SEA screening.
Registered Parks and Gardens	There are no Registered Parks and Gardens within the parish	Cornwall Council Mapping	N/A
Listed Buildings	70 Grade 2 Listed Buildings, 6 Grade 2* Listed Buildings	Cornwall Council Mapping	Historic Environment survey has been undertaken as part of the plan making process.
Natural Resources			
Air Quality Management Area	The urban part of the parish is part of the Camborne/Pool/Redruth AQMA	Cornwall Council Mapping	To be considered as part of SEA screening.
Agricultural Land Classification	Non agricultural land in the urban northern part of the parish. The southern part is grade 4 (the best and most versatile land is Grade 1, 2 and 3a).	Cornwall Council Mapping	N/A
Flooding and drainage	Critical Drainage Areas (formerly referred to as Problem Drainage Areas) were introduced by The Town and Country Planning (General Development Procedure) (Amendment) (No. 2) (England) Order 2006 as an area within Flood Zone 1 (any area which is not not designated as either Flood Zone 2 or 3) which has inherent critical drainage problems and which has been notified to	Cornwall Council Mapping	Critical Drainage Area within the Pool and West Tolgus development boundaries. To be considered as part of SEA screening.

	Cornwall Council by the Environment Agency		
Housing and Population			
Population size	8,031 (2021 estimate around 9,000)	ONS 2011	For context
Completions	695	PowerBI – Cornwall Council Planning Data	For context
Empty Homes	Under 5%. Not identified as an issue at this time.	Cornwall Council Mapping	For context

Appendix 3 – Policy Analysis

DETAILED CONSIDERATION OF CARN BREA NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

This table sets out how each policy reflects the aims of local and national policy and supports the achievement of sustainable development.

0 = Low + = high ++ = very high

Policy	Promoting Sustainable Development				NPPF 2021	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
Policy H1: Locations and Scale for New Housing Development	++	+	++	This policy will support wider opportunities for home ownership, opportunities for local builders. It includes criteria to help development be sustainable and fit in with the villages and the setting of heritage assets.	<ul style="list-style-type: none"> Delivering a sufficient supply of homes Making effective use of land Building a strong, competitive economy Achieving well-designed places Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	Policy 2a Key Targets Policy 5 Business and Tourism Policy 6 Housing mix Policy 7 Housing in the countryside Policy 12 Design Policy 13 Development standards Policy 24 Historic environment
Policy H2: Housing Mix	++	++	++	Addressing the needs of young, families and elderly will lead to Increased social cohesion. More affordable and appropriately sized housing may lead to the gain and release of equity, entrepreneurial inward investment and reduction in land take for development.	<ul style="list-style-type: none"> Delivering a sufficient supply of homes Making effective use of land Building a strong, competitive economy 	Policy 2a Key Targets Policy 5 Business and Tourism Policy 6 Housing mix Policy 12 Design Policy 13 Development standards
Policy H3: Rural Exception Housing Sites	++	+	0	The need for local affordable housing, in the forms of both social rented and ownership homes, should be delivered by this policy.	<ul style="list-style-type: none"> Delivering a sufficient supply of homes Making effective use of land 	Policy 2a Key Targets Policy 5 Business and Tourism Policy 6 Housing mix

Policy	Promoting Sustainable Development				NPPF 2021	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
for Affordable Housing				Such sites are more likely to be delivered by local builders.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Achieving well-designed places • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment 	Policy 7 Housing in the countryside Policy 10 Managing viability Policy 12 Design Policy 13 Development standards Policy 24 Historic environment
Policy H4: Community Led, Self and Custom Build Housing	++	+	+	This policy supports ‘Other affordable routes to home ownership’ [NPPF 2021], such as housing built by individuals, a group of individuals, or persons working with or for them, to be occupied by that individual. It also supports Community Land Trusts that own and develop land for the benefit of the community. Community and individual empowerment will also be enabled and enhanced by this policy and is likely to encourage additional and innovative building techniques that enhance biodiversity and minimise climate impacts.	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Making effective use of land • Promoting Healthy and Safe Communities • 	Policy 2a Key Targets Policy 5 Business and Tourism Policy 6 Housing mix Policy 7 Housing in the countryside Policy 10 Managing viability Policy 12 Design Policy 13 Development standards
Policy H5: Infill within Hamlets and Small Groups of Dwellings	++	+	++	This policy will help avoid isolated development and associated additional and longer car journeys. It will also support wider opportunities for home ownership [as per Policy H4 above], business opportunities for local builders and includes criteria to help development fit in with the villages and the setting of heritage assets.	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Making effective use of land • Promoting sustainable transport • Building a strong, competitive economy • Achieving well-designed places • Conserving and enhancing the natural environment 	Policy 2a Key Targets Policy 5 Business and Tourism Policy 6 Housing mix Policy 7 Housing in the countryside Policy 12 Design Policy 13 Development standards Policy 24 Historic environment

Policy	Promoting Sustainable Development				NPPF 2021	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
					<ul style="list-style-type: none"> Conserving and enhancing the historic environment. 	
Policy H6: Protection of Carn Brea's Housing Stock	++	+	++	Loss of housing opportunities for local people controlled. Improved opportunities for home ownership Year-round support for local businesses, reduced seasonality. Residential amenity protected.	<ul style="list-style-type: none"> Delivering a sufficient supply of homes Making effective use of land Building a strong, competitive economy Achieving well-designed places Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	Policy 2a Key Targets Policy 5 Business and Tourism Policy 6 Housing mix Policy 7 Housing in the countryside Policy 10 Managing viability Policy 12 Design Policy 13 Development standards Policy 24 Historic environment
Policy BE 1: Safeguarding and Enhancement of Locally Significant Employment Land	++	++	+	Small scale workshops may allow improved sustainable business practices and aid economic development and provide local employment for local people.	<ul style="list-style-type: none"> Building a strong, competitive economy Promoting Healthy and Safe Communities Achieving well-designed places Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	Policy 5 Business and Tourism Policy 12 Design Policy 21 Best use of land and existing buildings
Policy BE2: New Business Development	++	++	+	This policy is intended to support proposals to deliver attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes, which will help provide employment for local people and build prosperity, whilst ensuring that the special local environment is protected.	<ul style="list-style-type: none"> Building a strong, competitive economy Promoting Healthy and Safe Communities Achieving well-designed places Conserving and enhancing the natural environment 	Policy 5 Business and Tourism Policy 12 Design Policy 21 Best use of land and existing buildings

Policy	Promoting Sustainable Development				NPPF 2021	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
					<ul style="list-style-type: none"> • Conserving and enhancing the historic environment 	
Policy BE3: Working from Home and Home Based Businesses	++	++	+	Home based enterprise can add to community prosperity and reduce travel needs but can have impacts on residential amenity.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Promoting Healthy and Safe Communities • Achieving well-designed places • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment 	Policy 5 Business and Tourism Policy 12 Design Policy 21 Best use of land and existing building
Policy BE4: Rural Business Diversification	+	++	++	Farming and other land-based businesses are important sectors locally for their employment potential and stewardship of the local landscape and biodiversity, but are subject to significant economic pressures. This policy aims to support the diversification of, and sustainable energy investment in, agricultural and other land based rural businesses to help secure their future, in ways that protect and enhance the special qualities of the area.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Making effective use of land Achieving well-designed places Promoting Healthy and Safe Communities • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment 	Policy 5 Business and Tourism Policy 12 Design Policy 21 Best use of land and existing buildings Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure
Policy BE5: Rural and Sustainable Tourism	+	++	++	New tourism facilities, for 'green tourism' based on local distinctiveness can support sustainable growth within the local environmental carrying capacity, and provide jobs, services and facilities of	<ul style="list-style-type: none"> • Building a strong, competitive economy • Making effective use of land 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design

Policy	Promoting Sustainable Development				NPPF 2021	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
				benefit to the local community, and help clean up degraded areas.	<ul style="list-style-type: none"> Achieving well-designed places Promoting Healthy and Safe Communities Meeting the challenge of climate change, flooding and coastal change Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure
Policy BE6 Advance Business Signage	0	+	++	This policy is intended to reduce proliferation of poorly designed and ugly, confusing, signage clutter. This will improve highway safety and reduce harm to landscape, streetscape and historic character, whilst providing economic advantage for businesses located in remote rural areas or amongst many other firms and are difficult to find.	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Building a strong, competitive economy Making effective use of land Achieving well-designed places Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 23 Natural environment Policy 24 Historic environment
Policy NE1: Landscape	+	++	++	Policy will help mitigate negative impacts of development on the character the area and safeguard the aspects that make the area a tourism and day visitor destination.	<ul style="list-style-type: none"> Achieving well-designed places Conserving and enhancing the historic environment Conserving and enhancing the natural environment 	Policy 23 Natural Environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 5 Business and Tourism
Policy NE2: Cherished Views and Vistas	++	+	++	Policy will help mitigate negative impacts of development on character of the WHS, local landscape, Conservation Areas and historic settlements.	<ul style="list-style-type: none"> Achieving well-designed places Conserving and enhancing the historic environment 	Policy 24 Historic environment Policy 25 Green infrastructure

Policy	Promoting Sustainable Development				NPPF 2021	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
					<ul style="list-style-type: none"> Conserving and enhancing the historic environment 	
Policy NE3 Area of Local Landscape Value	++	+	++	Preventing coalescence of the Parish's settlements and preserve the essentially rural landscape of the Parish contributes to the openness and character of their setting, help to maintain a separate identity and sense of place for residents and visitors , provide access and recreational benefits, contribute to the perceived as well as real benefits of having open countryside near to where people live, provide wildlife corridors, and maintain the setting of heritage assets and historic routes.	<ul style="list-style-type: none"> Making effective use of land Achieving well-designed places Conserving and enhancing the natural environment Conserving and enhancing the historic environment Promoting Healthy and Safe Communities 	Policy 2 Spatial strategy Policy 7 Housing in the countryside Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure
Policy NE4: Green Infrastructure	++	+	++	Healthy ecosystems clean our water, purify our air, maintain our soil, regulate the climate, recycle nutrients and provide us with food and are integral to the health and quality of life of sustainable communities. Local health and well-being can be positively influenced by green infrastructure strategies. It is therefore important aim to ensure that new development supports and extends the GI network.	<ul style="list-style-type: none"> Conserving and enhancing the natural environment Promoting Healthy and Safe Communities Achieving well-designed places Meeting the challenge of climate change, flooding and coastal change 	Policy 16 Health and wellbeing Policy 23 Natural environment Policy 25 Green infrastructure
Policy NE5: Net Biodiversity Gain	+	+	++	Avoiding or mitigating, impact of development on habitat and biodiversity, and where possible enhancing biodiversity, is essential to help maintain the health of the ecosystem that supports us. In design terms such measures can contribute to the perceived quality and sense of place which are part of the attractions of the area and its tourism 'offer'.	<ul style="list-style-type: none"> Achieving well-designed places Conserving and enhancing the natural environment Conserving and enhancing the historic environment Promoting Healthy and Safe Communities 	Policy 5 Business and Tourism Policy 12 Design Policy 16 Health and wellbeing Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure

Policy	Promoting Sustainable Development				NPPF 2021	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
					<ul style="list-style-type: none"> Building a strong, competitive economy 	
Policy NE6: Trees, Cornish Hedges and Hedgerows	+	+	++	Avoiding or mitigating the impact of development on trees and hedgerows, both important character forming aspects of the local landscape, can help ensure that habitat and biodiversity are preserved / enhanced. In design terms such measures can contribute to the perceived quality and sense of place which are part of the attractions of the area and its tourism 'offer'.	<ul style="list-style-type: none"> Achieving well-designed places Conserving and enhancing the natural environment Conserving and enhancing the historic environment Promoting Healthy and Safe Communities Building a strong, competitive economy 	Policy 12 Design Policy 16 Health and wellbeing Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 5 Business and Tourism
Policy NE7: Dark Skies	++	+	++	Rural 'Dark Skies' can enhance community enjoyment and appreciation of their environment, improve quality of life and creative inspiration; promote health through improved sleep patterns and reduced stress. Reduce energy wastage from unnecessary or excessive lighting; and provide a more natural environment for both nocturnal and diurnal animals. They are also part of the tourism 'offer' for the area.	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Building a strong, competitive economy Achieving well-designed places Conserving and enhancing the natural environment Conserving and enhancing the historic environment Meeting the challenge of climate change, flooding and coastal change 	Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 23 Natural environment
Policy D1: World Heritage Site	++	++	++	Policy intends to ensure that the Outstanding Universal Value of the WHS is protected in the process of development, particularly where formally undesignated heritage assets are involved or could be affected. The WHS is a considerable tourism asset for Cornwall.	<ul style="list-style-type: none"> Conserving and enhancing the historic environment Building a strong, competitive economy Achieving well-designed places 	Policy 12 Design Policy 24 Historic environment Policy 5 Business and Tourism

Policy	Promoting Sustainable Development				NPPF 2021	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
Policy D2: Design, Heritage and Local Distinctiveness	++	+	++	Good design can retain, protect, enhance or complement historic character of village ‘townscape’, landscape, buildings or features within historic environments.	<ul style="list-style-type: none"> • Achieving well-designed places • Conserving and enhancing the historic environment • Building a strong, competitive economy. 	Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 24 Historic environment
Policy D3: Design, Development Standards and Regeneration	++	++	++	Good design brings broad benefits in terms of character, layout, movement, adaptability, inclusiveness, resilience to climate change, diversity, and ‘good neighbourliness’. It can make places more ‘liveable’, safe, comfortable and well maintained and brings broad benefits in terms of mitigating any harmful effects of proposals.	<ul style="list-style-type: none"> • Promoting Healthy and Safe Communities • Making effective use of land Achieving well-designed places • Conserving and enhancing the historic environment 	Policy 12 Design Policy 13 Development standards Policy 25 Green infrastructure Policy 27 Transport and accessibility Policy 22 European protected sites - mitigation of recreational impacts from development Policy 23 Natural environment
Policy D4: Reconstruction or Conversion of Abandoned / Neglected buildings	+	+	++	Bringing buildings back into viable uses will help to Improve residential amenity, reduce vandalism and other misuse, create business opportunities and enhance the setting of nearby heritage assets and important views.	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Making effective use of land • Building a strong, competitive economy • Achieving well-designed places • Conserving and enhancing the historic environment 	Policy 2a Key Targets Policy 5 Business and Tourism Policy 6 Housing mix Policy 7 Housing in the countryside Policy 12 Design Policy 13 Development standards Policy 24 Historic environment
Policy RT1: Transport and Communication s	++	+	++	This policy intends to address the transport and connectivity need of community in the most sustainable manner, improved road safety, give better access to facilities, thereby reducing congestion and business costs reduced. Modal shift may lead to a reduction in greenhouse gas emissions, and improved health and wellbeing.	<ul style="list-style-type: none"> • Promoting Healthy and Safe Communities • Promoting sustainable transport. • Achieving well-designed places 	Policy 12 Design Policy 13 Development standards Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 27 Transport and accessibility

Policy	Promoting Sustainable Development				NPPF 2021	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
					<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment 	
Policy RT2: Conversion of Residential Garages	++	+	++	This policy intends to balance the needs of householders for extra living space against the impacts that loss of off-street parking can have on congestion and road safety.	<ul style="list-style-type: none"> • Promoting sustainable transport. • Promoting Healthy and Safe Communities • Achieving well-designed places • Making effective use of land 	Policy 12 Design Policy 13 Development standards Policy 27 Transport and accessibility
Policy RT3: Future Bus and Rail	++	++	++	By supporting the potential for future transportation improvements this policy will help reduce problems of on-street parking, road obstruction and congestion within Pool, and contribute to the improvement of road safety. It will also support improved accessibility to customers for local businesses and for residents to the wider region. It will help bring enhanced economic status associated with being connected to national rail network. Reduced reliance on private car use and surface car parking in Pool, and possible links to high quality cycle and walking connections will contribute to the mitigation of climate change.	<ul style="list-style-type: none"> • Promoting sustainable transport. • Promoting Healthy and Safe Communities • Building a strong, competitive economy • Achieving well-designed places • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment • Making effective use of land 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 27 Transport and accessibility
Policy RT4: Broadband and	++	++	++	The intention here is to enhance communication links, reducing the needs to	<ul style="list-style-type: none"> • Promoting Healthy and Safe Communities 	Policy 5 Business and Tourism Policy 12 Design

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Mobile Communications				travel and associated environmental issues, improve business viability, reduce digital disadvantage, and enhance community cohesion, whilst avoiding harm to the landscape and village character.	<ul style="list-style-type: none"> Building a strong, competitive economy Conserving and enhancing the historic environment Promoting Healthy and Safe Communities Conserving and enhancing the historic environment 	Policy 13 Development standards Policy 16 Health and wellbeing
Policy RT5. Footways, Pedestrian Links, Public Rights of Way	++	+	++	Protection of footpath and bridleways is vital to support sustainable transport and leisure, and to contribute to the green infrastructure network. The policy seeks to ensure disability access, for all forms of disability, and maintain a key tourism asset.	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Promoting Healthy and Safe Communities Achieving well-designed places Meeting the challenge of climate change, flooding and coastal change Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	Policy 12 Design Policy 13 Development standards Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure Policy 27 Transport and accessibility
Policy OG1: Local Green Spaces	++	0	++	Protection of open spaces protects their social, environmental and economic value.	<ul style="list-style-type: none"> Building a strong, competitive economy Promoting Healthy and Safe Communities Conserving and enhancing the natural environment 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 23 Natural environment Policy 25 Green infrastructure
Policy OG2: Key Recreation Spaces and Sports Pitches	+++	+	++	Attractive, safe & accessible parks, open spaces, play areas and playing fields contribute positive social, economic and environmental benefits to the well-being of	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Conserving and enhancing the natural environment 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 23 Natural environment Policy 25 Green infrastructure

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				local communities, and add to green infrastructure.	<ul style="list-style-type: none"> Achieving well-designed places 	
Policy OG3: Provision and Protection of Allotments and Community Orchards	++	+	++	Allotments and community orchards provide recreational opportunities which support community health and mental well-being, local production and community enterprise development, can reduce the need to travel, and provide opportunities for organic gardening.	<ul style="list-style-type: none"> Building a strong, competitive economy Making effective use of land Achieving well-designed places Promoting Healthy and Safe Communities 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 23 Natural environment Policy 25 Green infrastructure
Policy CF1: Development Infrastructure for Growth	++	++	++	Any development requires approach roads, internal roads, sewage treatment arrangements (drains and capacity at the treatment works), water supply, surface water drainage, open space, education, etc, which is adequate to meet the needs of the incoming population without harming the ability of infrastructure suppliers to meet the requirements of existing development and customers.	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Achieving well-designed places Meeting the challenge of climate change, flooding and coastal change 	Policy 28 Infrastructure
Policy CF2: Safeguarding and Enhancing Neighbourhood Community Facilities	++	+	+	Helping to continue and enhance access to local community and cultural activity and events supports greater community cohesion and well-being, reduce the need to travel to facilities by car, and support the introduction of efficiencies with a reduced carbon footprint.	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Promoting sustainable transport Achieving well-designed places Conserving and enhancing the natural environment Meeting the challenge of climate change, flooding and coastal change 	Policy 4 Shopping, services and community facilities Policy 16 Health and wellbeing Policy 23 Natural environment Policy 25 Green infrastructure Policy 27 Transport and accessibility

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Policy CF3: Facilities for Young People.	++	+	+	Through this policy the needs of young people, possibly 'hidden' amongst demand for services for the growing number of older people, may be met. In so doing community enterprise supported and new opportunities created and there will be a reduced need to travel to facilities by car leading to a reduced carbon footprint.	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Achieving well-designed places Meeting the challenge of climate change, flooding and coastal change 	Policy 4 Shopping, services and community facilities Policy 16 Health and wellbeing Policy 23 Natural environment Policy 25 Green infrastructure Policy 27 Transport and accessibility
Policy CF4: Education and Health Provision	++	++	+	The housing growth forecast in the DPD may also create interest in public, voluntary and private investment in education facilities which should be facilitated to ensure it is well designed and located. The rationalisation and regeneration of local medical and health facilities to meet the future needs of the town and its adjoining communities is encouraged to support, improve and increase the facilities available.	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Promoting sustainable transport. 	Policy 4 Shopping, services and community facilities Policy 16 Health and wellbeing Policy 27 Transport and accessibility
Policy CC1. Local Energy Storage	++	++	+	Although still an emerging form of development, local energy storage could have significant benefits, including reduced energy poverty, more off-grid systems and improved energy security, support for 'de-carbonised' development as proposed in Policy CC1. However, it could have negative impacts on the appearance and setting of the countryside.	<ul style="list-style-type: none"> Meeting the challenge of climate change, flooding and coastal change Conserving and enhancing the natural environment Building a strong, competitive economy Conserving and enhancing the historic environment 	Policy 5 Business and Tourism Policy 14 Renewable and low carbon energy Policy 15 Safeguarding renewable energy
Policy CC2. Sustainable Drainage	++	++	++	Protecting watercourse, floodplain and flood defences, and ensuring there is no cumulative impacts of development on local flood storage capacity or flood flows, will minimise the community and business impacts of flooding.	<ul style="list-style-type: none"> Meeting the challenge of climate change, flooding and coastal change Achieving well-designed places 	Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 23 Natural environment Policy 25 Green infrastructure

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				<p>Good drainage management in new development leads to a healthier living and working environment, and supports a healthy water quality, habitat and biodiversity, and can reduce business costs.</p> <p>SUDS can reduce the need for hard, engineered drainage systems, bring ecological benefits, protect the capacity of piped system, add to residential amenity by including additional public open space and integrating with cycling and walking routes.</p>	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment • Promoting Healthy and Safe Communities 	Policy 26 Flood risk management and coastal change

