

PERRANUTHNOE PARISH NEIGHBOURHOOD PLAN
BASIC CONDITION STATEMENT



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1. Introduction

Our Neighbourhood Plan has been produced by Perranuthnoe Parish Council, as the “qualifying body” with overall responsibility for the preparation, consultation and submission of the Neighbourhood Plan. The development of the plan and management of the process has been marshalled by a Neighbourhood Plan Steering Group comprised of members of our community and Parish Councillors, and supported by our local planning authority.

The Parish of Perranuthnoe is situated in the Cornwall Council local planning authority.

Perranuthnoe Parish is situated in the southwest of Cornwall and is part of the West Penwith Community Network Area (CNA). The southern half of the Parish lies within the Cornwall Area of Outstanding Natural Beauty (AONB) and the north within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS).

2. What are the Basic Conditions and why do we need this Statement?

The “Basic Conditions” are a set of conditions that the Neighbourhood Plan must pass in order for it to proceed to referendum. In relation to Neighbourhood Plans, the Plan will pass the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the plan contributes to the achievement of sustainable development;
- the making of the plan is in general conformity¹ with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the plan does not breach, and is otherwise compatible with, EU obligations²; and,
- prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan.

¹ See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> “General conformity” is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;

the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;

whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and,

the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.”

² According to the Government website (<https://www.gov.uk/guidance/neighbourhood-planning--2#EU-obligations-neighbourhood-planning>), “A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are 4 directives that may be of particular relevance to neighbourhood planning:

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive). This seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. It may be of relevance to neighbourhood plans.

Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive). Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures. It may be of relevance to Neighbourhood Development Orders.

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe’s most important habitats and species. They may be of relevance to both neighbourhood plans or Orders. Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.”

We understand that this remains the case until such obligations have been replaced in UK law and Government guidance updated.

These requirements (and those for neighbourhood development orders) are formally set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act (as amended by the Localism Act 2011)³.

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out a further basic condition for a Neighbourhood Development Plan in addition to those set out in the primary legislation. Being that:

- 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). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans.)

This Basic Conditions Statement is submitted alongside our draft Neighbourhood Plan. In submitting the Statement, and through its content which we hope clearly demonstrates how our plan meets the Basic Conditions, we have satisfied one of the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the Parish Council, as the “qualifying body” responsible for producing the plan, must submit as part of the Neighbourhood Plan proposal. These are submitted, alongside this Statement. Regulation 15 (1) states⁴ that:

“(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) *a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*” (i.e. this Statement).

Following this introduction, the Statement sets out:

- where our Neighbourhood Area is and how this was established;
- a summary of why we need our Neighbourhood Plan;
- how we have complied with relevant legislation;
- a summary of the content of our Neighbourhood Plan proposal; and,
- an explanation of how our Neighbourhood Plan meets the Basic Conditions.

3. Our Neighbourhood Area

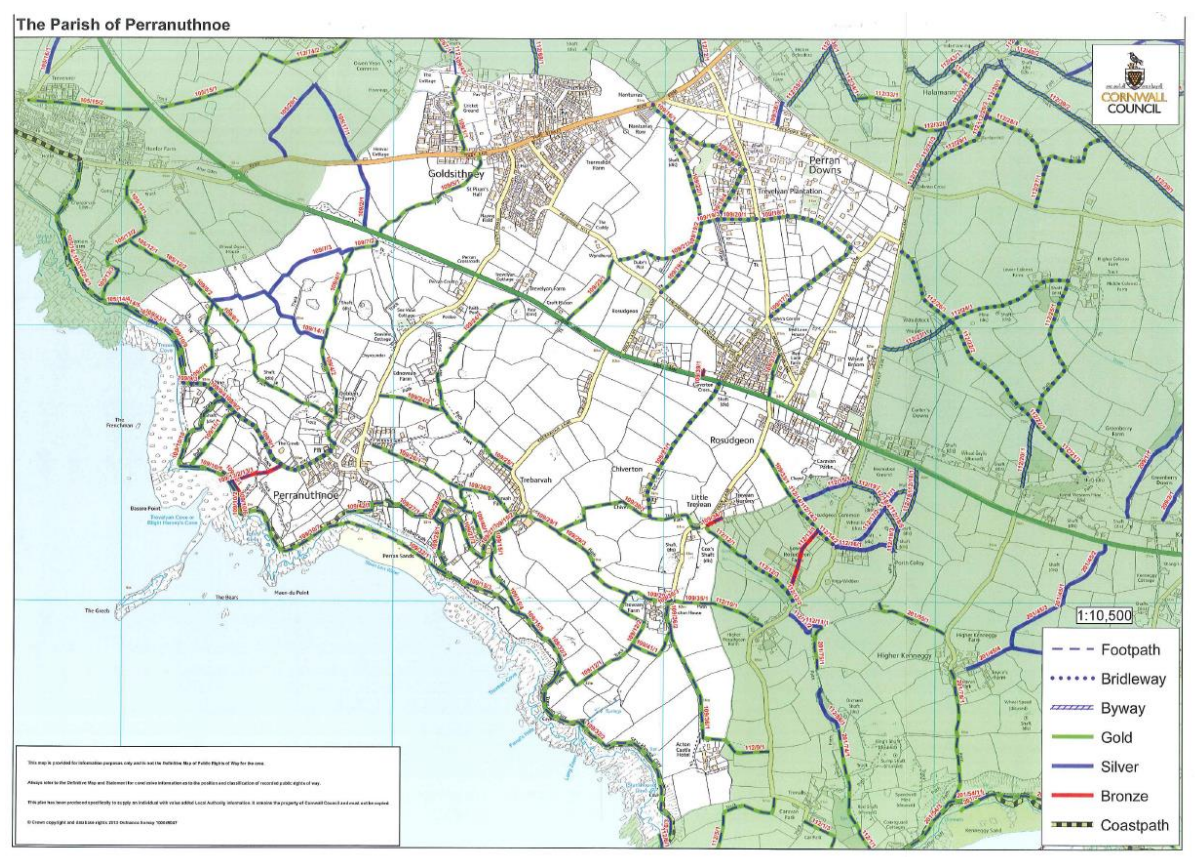
The first formal part of the process of developing our Neighbourhood Plan was the confirmation of our Neighbourhood Area, or the area for which the Parish Council, as the “qualifying body” for Neighbourhood Planning activity will have the right to produce a plan. Our application to designate the Neighbourhood Area was submitted, as required by Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, to the local planning authority in July 2015. This application is reproduced in Appendix 1 to this Statement.

³ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

⁴ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

Following a public consultation, our Neighbourhood Area was formally approved by the local planning authority in September 2015. Our approved Neighbourhood Area is set out below in Figure 1. The original approval / decision notice is reproduced in Appendix 2.

Figure 1 – Approved Neighbourhood Area



It should be noted that following the Community Governance Review, two additional small areas of land were added to the Parish in April 2021. The land was previously in Marazion and St Hilary Parishes. National and county guidelines specify that because these areas of land were not originally included within the designated Neighbourhood Plan Area, they are not covered by this Neighbourhood Plan.

4. Why do we need a Neighbourhood Plan?

Our justification for producing the Plan is set out in the introductory sections of the Plan itself culminating in the Vision and Objectives which have been developed and shaped from evidence and community consultation. Our website neatly summaries our main motivations for producing the Plan⁵.

⁵ See <http://www.ourperran.co.uk/>

The Neighbourhood Plan

The Neighbourhood Plan gives us, the Parish community, the chance to play a real role in deciding how our local area should develop.

Development has a long-term impact on a place and the people that live there, and it is important to get it right. It is vital that decisions are based on a **real knowledge of this area** and **what is important to people here**, so that it brings **long-term benefits for local communities ...both current and future generations**.

The policies in the Neighbourhood Plan have been designed based on what the Parish community have said they value most about this area, and what people feel are the **key development planning issues and priorities here**. This has been gleaned from consultations over the last seven years. The development concerns local people raised and the things they said they value most about this Parish consistently pointed to similar issues.

People said that it is important that development works to sustain **cohesive, healthy communities**; that we protect our valuable **natural and heritage resources**; **support local people with homes and facilities**; that the design of buildings **respects the local character of this Parish**, that planning supports **local businesses** and recognises the **importance of farms and agricultural land** in this Parish ...and that we ensure that previous, **inappropriate development planning does not set a precedent** for the future.

The policies in the Neighbourhood Plan have also been based on extensive research on to the local data, studies and planning policies, plans and regulations that are relevant here.

We don't have total free reign in determining planning decisions, Neighbourhood Plan policies have to align with national and county planning frameworks and policies, including the specific policies for the **AONB** and **WHS**. This Plan gives us the chance to define how these broader policies should be interpreted and applied at the local level in our Parish. To define what sustainable development means here. It provides the planning tool to enable us to **plan positively for sustainable development** in our Parish over the next 10 years.



PERRANUTHNOE PARISH
NEIGHBOURHOOD PLAN

The Neighbourhood Plan Vision and Objectives are based on the priority sustainable development issues and recommendations arising from the stakeholder consultation process, and have been informed by the evidence base material and analysis undertaken for the Plan, and from the review of planning policy provisions and constraints. The Pan's Vision and Objectives are as follows:

Vision: Perranuthnoe Parish-a special place to live, work and visit

The Neighbourhood Plan is based on an understanding of what makes Perranuthnoe Parish such a special place in which to live, work, and visit. Through this Plan, the Parish aims to achieve well-informed development planning, based on an understanding of the area and what people value. It will enable Parish communities to get the types and levels of development needed, ensure development is resilient and sustainable, and will protect natural and heritage assets, the valued local character of settlements and hamlets, and the outstanding scenic beauty of landscapes, recognising their importance on a local, national and international scale

Perranuthnoe Parish Neighbourhood Plan Objectives

Objective 1 Community Welfare: To ensure that sustainable development in the Parish supports robust local communities, with a pride in their Parish, able to enjoy its many assets, whilst acting as custodians for future generations.

Objective 2 Housing and Temporary Accommodation: To ensure that the housing and accommodation needs of Parish communities are met and that the Parish maintains the distinct identity of villages and hamlets, avoiding further coalescence between them and maintaining the open space character of landscapes around them.

Objective 3 Building Design and Landscaping: To ensure that the design of new and replacement buildings in the Parish, and of modifications to existing buildings, results in developments that are well integrated into their surroundings, and which contribute to the valued local character of landscapes and settlements.

Objective 4 Natural Landscapes and Biodiversity: To protect the outstanding natural beauty of landscapes and to ensure that development across all parts of the Parish supports the conservation of biodiversity and geo-diversity, enhancing ecosystem integrity and strengthening

climate change resilience.

Objective 5 Heritage Character and Assets: To safeguard heritage assets, historic landscapes and areas of traditional settlement character across the Parish for current and future generations, recognising their international, national and local significance.

Objective 6 Economy and Business: To support sustainable businesses that contribute to thriving communities and to a pattern of economic development that works positively to sustain valued assets and landscape character across the Parish.

Objective 7 Development Planning Process: To support decision-making that is well-informed and which works positively towards achievement of the long-term sustainable development vision and objectives of the NP.

5. Summary of Compliance with Legislation

This section sets out how our Neighbourhood Plan and process has complied with the requirements set out in the Neighbourhood Plan regulations.

Qualifying Body

A “qualifying body” is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁶ as “a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area...”.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁷ sets out the qualifying body’s entitlement to prepare a Neighbourhood Plan. It states that:

“(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan.”

We confirm that the Neighbourhood Plan has been prepared by Perranuthnoe Parish Council as the “qualifying body” for the purposes of Neighbourhood Planning.

Neighbourhood Area

The Neighbourhood Area (as shown in Figure 1 above) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7)⁸. Both the application and the approval / decision notice are appended to this Statement.

What a Neighbourhood Plan is and the Content of the Neighbourhood Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁹ sets out the meaning of “neighbourhood development plan”. It states that:

“(2) A “neighbourhood development plan” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.”

⁶ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁷ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁸ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/5/made>

⁹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹⁰ sets out what the Plan may include. It states that:

“(1) A neighbourhood development plan—

- (a) must specify the period for which it is to have effect,
- (b) may not include provision about development that is excluded development, and
- (c) may not relate to more than one neighbourhood area.”

“Excluded development” is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹¹ as:

- “(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,
- (b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,
- (c) development that falls within Annex 1 to Council Directive [85/337/EEC](#) on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),
- (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),
- (e) prescribed development or development of a prescribed description, and
- (f) development in a prescribed area or an area of a prescribed description.”

Section 38B(2)¹² states that:

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

In response to these requirements, we confirm that:

- our Neighbourhood Plan covers the period 2019 to 2030 aligning with the plan period of the adopted Cornwall Local Plan;
- our Neighbourhood Plan is the only Neighbourhood Plan for the Parish of Perranuthnoe;
- our Neighbourhood Plan does not contain policies relating to “excluded development”;
- our Neighbourhood Plan relates only to the defined Neighbourhood Area set out in Figure 1 above; and,
- our Neighbourhood Plan sets out policies in relation to the development and use of land.

Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

Basic Conditions

As referred to earlier in this Statement, we consider that all of the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.¹³) have been met, as demonstrated in this Statement.

¹⁰ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹² See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

6. Content of Our Neighbourhood Plan Proposal

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012¹⁴, and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local authority:

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our plan relates);
- Our Consultation Statement;
- Our Basic Conditions Statement (this document); and,
- The screening report and decision notice which confirms that no Strategic Environmental Assessment (SEA) / Habitats Regulation Assessment (HRA) has been necessary.
- supporting documents which provide evidence and analysis to support the policies in our Neighbourhood Plan including: Local Landscape Character Assessment (LLCA), Local Green Space Assessment and Area Appraisals, Heritage Character Assessment and Area Appraisals

All Neighbourhood Plan documents are available to view on the Neighbourhood Plan webpages here - <http://www.ourperran.co.uk/> and Perranuthnoe Parish Council webpages here - <https://www.perranuthnoepc.info/perranuthnoe-neighbourhood-development-plan/>

7. How our Neighbourhood Plan meets the Basic Conditions

The following section sets out how we believe the Plan meets the Basic Conditions.

A. Having regard to national policies and advice contained in guidance issued by the Secretary of State

We have undertaken the Plan's development in a way consistent with good practice:

- consulting extensively with Parish communities, stakeholders and statutory organisations;
- undertaking comprehensive baseline assessments and appraisals on which to build well-informed policies
- reviewing national and county planning policies, regulations and associated planning documents and guidelines
- considering other made Plans in the local planning authority area and consulting with other NP groups;
- receiving advice from the local planning authority, and from specialist agencies
- considering various Neighbourhood Planning guidelines (such as the Locality produced Roadmap¹⁵ LPA guidelines, and issue specific guidelines); and,
- following the guidance on process and legal requirements set out in the Government's National Planning Practice Guidance¹⁶.

In developing our evidence base we have sought to:

¹³ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

¹⁴ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

¹⁵ See <http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/>

¹⁶ See <https://www.gov.uk/guidance/neighbourhood-planning--2>

- i) understand the national and county planning policy framework with which the Neighbourhood Plan must align and within which it will be applied, ; and,
- ii) understand the social, environmental and economic development planning context in the Parish, and the priority sustainable development planning issues here; and
- iii) review available data and reports, and undertake focussed research and issue specific appraisal and assessment.

This process has informed the development of our policies, which were in turn, reviewed by local planning authority officers and statutory consultees, who provided comments on alignment with the policies in the adopted Local Plan; and by community consultees and local stakeholder organisations whose comments focused on the extent to which the policies address priority local sustainable development planning issues. This broad consultation process directly informed finalisation of the draft Plan.

Our consultation process fulfils the requirements set out in Neighbourhood Planning Regulations (as detailed in our Consultation Statement).

We believe that our Plan meets the requirements and objectives of the National Planning Policy Framework (NPPF), national planning regulations, and the objectives and policies of the Cornwall Local Plan and associated planning documents.

It conforms to NPPF paragraph 15 in that it presents ‘a positive vision of the future of (our) area’, ‘a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings’; and

NPPF paragraph 16 in that it has been:

- a) ‘prepared with the objective of contributing to the achievement of sustainable development’;
- b) ‘prepared positively, in a way that is aspirational but deliverable’;
- c) ‘shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees’;
- d) ‘contain(s) policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals’;
- e) is ‘accessible through the use of digital tools to assist public involvement and policy presentation; and
- f) serve(s) a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

The Plan’s Vision, Objectives and Policies were developed through a process of extensive consultation, research, analysis and appraisal. This enabled the Parish to establish a baseline of information and data through which to identify priority local planning issues, and to support informed decision making on NP policies to address those issues.

The Plan aims to establish a positive local sustainable development planning framework, providing clear local policy direction to support the application of generic county and national policies at the local level. It aims to support development planning that is based on an understanding of the local context, priority issues, and which reflects the special characteristics and qualities of this Parish.

The Plan adopts a presumption in favour of sustainable development. The policies work together to achieve the NP Objectives and long-term Vision; they are mutually supportive and are of equal importance. Consideration of social, environmental and economic sustainability cuts across policies in the Plan, supporting an integrated development planning approach. Section B of this Statement provides an assessment of each policy against the NPPF’s sustainability objectives.

The wording of our policies has been reviewed by planning officers at the local planning authority who have provided constructive input and advice both prior to Regulation 14 consultation, and following amendments to the Plan after it. As outlined in the Consultation Statement, we have built on their advice to strengthen and amend the Plan's policies, and we anticipate that the Plan will provide the LPA with a practical and constructive framework to support the planning system's decision-making process at the local level, in the Parish.

The following table sets out how we consider the Plan has had regard to national policies by setting out the key paragraphs from the NPPF (wording abridged) which relate to what our policies are seeking to achieve.

For ease of reference, a composite of our Plan policies is appended to this Statement.

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
Policy CW1: Community Assets and Facilities	8b 28 84d 93c 93d	<p>8b. Accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being...</p> <p>28. Non-strategic policies...can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>84d. Planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>93c. Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs...</p> <p>93d. Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community...</p>
Policy CW2: Public Rights of Way (PROW)	8b 100	<p>8b. Accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being...</p> <p>100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>
Policy CW3: Local Green Space (LGS)	101 102	<p>101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them....</p> <p>102. The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
		c) local in character and is not an extensive tract of land.
Policy CW4: Principal Residency	8b 78	<p>8b. 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...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area...</p> <p>78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p>
Policy CW5: Spatial Planning and Cumulative Impact Policy CW5i: Access, Parking and Congestion	8c 11a 112 174 185	<p>8c. Protect and enhance our natural, built and historic environment; including making effective use of land...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p> <p>112. ...applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and, e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'</p> <p>174. Planning policies and decisions should contribute to and enhance the natural and local environment</p> <p>185: Planning policies and decisions should also ensure that new development is</p>

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
		appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
Policy CW6: Erosion, Subsidence and Flooding	159 161 167 183 185	<p>159. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk</p> <p>161. All plans should apply a sequential, risk-based approach to the location of development...</p> <p>167. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment</p> <p>183. Planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination...</p> <p>185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development...</p>
Policy HTA1: Development Boundaries	8b 8c 11a	<p>8b. 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...</p> <p>8c. Protect and enhance our natural, built and historic environment; including making effective use of land...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p>

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
Policy HTA2i: Building Conversions Policy HTA2ii: Replacement Buildings	130 135 176	<p>130. Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit...</p> <p>135: 'Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).</p> <p>176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection...</p>
Policy HTA3: Affordable Housing	62 78	<p>62. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...</p> <p>78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p>
Policy HTA4: Caravans and other forms of Moveable Accommodation	174 176 185	<p>174. Planning policies and decisions should contribute to and enhance the natural and local environment...</p> <p>176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection...</p> <p>185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as</p>

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
		the potential sensitivity of the site or the wider area to impacts that could arise from the development...
<p>Policy BDL1: Building Design, Scale, Layout and Landscaping</p> <p>Policy BDL 2: Design and Location of Signs and Advertisements</p>	<p>126</p> <p>127</p> <p>130</p> <p>134</p> <p>135</p> <p>176</p>	<p>126: 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'</p> <p>127: Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p> <p>130: 'Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit...</p> <p>134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes...</p> <p>135. 'Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to</p>

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
		<p>approved details such as the materials used).</p> <p>176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection...</p>
<p>Policy NLB 1a: Biodiversity Conservation and Ecosystem Resilience</p> <p>Policy NLB 1b: Conserve the Outstanding Natural Beauty of Landscapes</p> <p>Policy NLB 1c: Safeguard Environmentally Sensitive Areas and Protected or Threatened Species</p>	<p>174</p> <p>175</p> <p>176</p> <p>177</p> <p>179</p> <p>182</p>	<p>174. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services...c) maintaining the character of the undeveloped coast...d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...'</p> <p>175. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p>177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest...</p> <p>179. To protect and enhance biodiversity and geodiversity, plans should:...b) promote the</p>

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
		<p>conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity...</p> <p>182. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.</p>
Policy NLB 2: Coastal Change Management Area (CCMA)	153 170 171 172 174	<p>153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures...</p> <p>170. In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes.</p> <p>171. Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and: a) be clear as to what development will be appropriate in such areas and in what circumstances; and b) make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.</p> <p>172. Development in a Coastal Change Management Area will be appropriate only where it is demonstrated that: a) it will be safe over its planned lifetime and not have an unacceptable impact on coastal change; b) the character of the coast including designations is not compromised; c) the development provides wider sustainability benefits; and d) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast</p> <p>174. Planning policies and decisions should contribute to and enhance the natural and local environment by: c) maintaining the character of the undeveloped coast, while</p>

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
		improving public access to it where appropriate.
Policy NLB 3: Light Pollution and Glare	185c	185c. ...planning policies and conditions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
Policy NLB4: Green Infrastructure, Hedgerows and Cornish Hedges	174 a, b and d	174a, b and d. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...
Policy NLB5: Environmental Responsibility and Carbon Efficiency in Development	8c 152	8c. Mitigating and adapting to climate change, including moving to a low carbon economy... 152. The planning system should support the transition to a low carbon future in a changing climate...
Policy HCA1: Heritage Value of Landscapes, Settlements and Assets in the Mining Landscape World Heritage Site (WHS) Policy HCA2: Heritage Value of the Area of Outstanding Natural Beauty (AONB) Policy HCA3: Historic Mining Sites and Landscape Features Policy HCA4: Archaeological Sites and Assets	176 189 190 194 195 197 199 203	176. Great weight should be given to conserving and enhancing landscape and scenic beauty in...Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and <i>cultural heritage</i> are also important considerations...The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.' 189. Heritage assets range from sites and buildings of local historic value to those of the highest significance such as World Heritage Sites, which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
		<p>190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p>194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting...Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p> <p>195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.</p> <p>197. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.</p> <p>199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.</p> <p>203. the effect of an application on the significance of a non-designated asset should be taken into account in determining the application. In weighing applications that directly</p>

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
		or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Policy EB1: Sustainable Businesses	8a 174 176	<p>8a. Help build a strong, responsive and competitive economy...</p> <p>174. Planning policies and decisions should contribute to and enhance the natural and local environment by: b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.</p> <p>176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection...</p>
Policy EB2: Agricultural Land, Buildings and Sustainable Production	8a 84b 174b	<p>8a. Help build a strong, responsive and competitive economy...</p> <p>84b Planning policies and decisions should enable...b) the development and diversification of agricultural and other land-based rural businesses;</p> <p>174b. Planning policies and decisions should contribute to and enhance the natural and local environment by... recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...</p>
Policy EB3: Campsites and Holiday Accommodation Policy EB4: Equestrian Development	8a 84c 174 176 185	<p>8a. Help build a strong, responsive and competitive economy...</p> <p>84c. Planning policies and decisions should enable...sustainable rural tourism and leisure developments which respect the character of the countryside...</p> <p>113. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.</p>

Neighbourhood Plan Policies	Relevant Key NPPF Para(s)	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policies
		<p>174. Planning policies and decisions should contribute to and enhance the natural and local environment...</p> <p>176. Great weight should be given to conserving and enhancing landscape and scenic beauty in...Areas of Outstanding Natural Beauty which have the highest status of protection...</p> <p>185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.</p>
Policy DM 1: Neighbourhood Plan Implementation	13 21 30 43 127	<p>13. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.'</p> <p>21. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.</p> <p>30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.</p> <p>43. The right information is crucial to good decision-making, particularly where formal assessments are required</p> <p>127. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development</p>

B. The making of the Plan contributes to the achievement of sustainable development

The Neighbourhood Plan has been developed within the context of the definition of sustainable development in the National Planning Policy Framework and that in the Local Plan. The NPPF sets three overarching objectives which set the direction of travel of the delivery of sustainable development in the planning system. These are reproduced below from paragraph 8.

8. Achieving sustainable development means that the planning system has three overarching objectives, 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):
- a) **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;
 - b) **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
 - c) **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.

We have produced a sustainability matrix which tests the policies of the Plan against the broad social, economic and environmental sustainability objectives of the NPPF set out in paragraph 8. Consideration and testing of the Plan in this way helps us demonstrate that we have paid close attention to the achievement of sustainable development and supplement the Strategic Environmental Assessment (SEA) which focuses on environmental issues. The assessment uses a traffic light system to indicate the degree of contribution to the objectives of sustainable development. It is important to note that any testing done in this way will have a degree of subjectivity attached and the traffic light system presents a “direction of travel”. The key is as follows.

++	Strongly supports the objective
+	Supports the objective
N	Is neutral in effect
-	Potentially works against the objective
--	Strongly works against the objective
+/-	Effects uncertain

Policy	Objective			Reasoning: how the policy contributes to the achievement of sustainable development
	Social	Environmental	Economic	
Policy CW1: Community Assets and Facilities				<p>Our community welfare policies under Objective 1 ensure that sustainable development in the Parish supports robust local communities, with a pride in their Parish, able to enjoy its many assets, whilst acting as custodians for future generations.</p> <p>Considering them against the three NPPF sustainability objectives, they are particularly responsive to the social objective, with a number of the policies also supporting environmental and economic sustainability objectives.</p> <p>Together they demonstrate a mutually supportive balance that is responsive to the local social, environmental and economic context, encouraging long-term spatial planning that makes best use of land, and development which fosters 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</p>
Policy CW2: Public Rights of Way (PROW)				
Policy CW3: Local Green Space (LGS)				
Policy CW4: Principal Residency				
Policy CW5: Spatial Planning and Cumulative Impact				
Policy CW5i: Access, Parking and Congestion				
Policy CW6: Erosion, Subsidence and Flooding				
Policy HTA 1: Development Boundaries				
Policy HTA2i: Building Conversions				
Policy HTA2ii: Replacement Buildings				
Policy HTA3: Affordable				<p>The housing and temporary accommodation policies under Objective 2 seek to ensure that the housing and accommodation needs of Parish communities are met and that the Parish maintains the distinct identity of villages and hamlets, avoiding further coalescence between them and maintaining the open space character of landscapes around them.</p> <p>The policies aim to achieve a mutually supportive balance of social and environmental sustainability objectives.</p> <p>Social Objective: the policies support the provision of housing, and aim to help ensure that housing development meets the local needs of the Parish over the</p>

Policy	Objective			Reasoning: how the policy contributes to the achievement of sustainable development
	Social	Environmental	Economic	
Housing				life of the Plan to 2030 and works positively to sustain community cohesion, with 'strong and vibrant communities, living in well-designed, beautiful and safe places', and to ensure that development planning reflects 'current and future needs'
Policy HTA4: Caravans and other forms of Moveable Accommodation				<p>Environmental Objective: the policies support patterns of development that minimise adverse impacts on local AONB / WHS landscape character, and aim to 'protect and enhance our natural, built and historic environment, including making effective use of land'</p> <p>The effect on the economic objective is supportive overall, with housing provision being supported, subject to lack of harm and adverse impact on the things we highly value. Some policies are neutral in affect, with policy neither supporting or working against the NPPF objective and with the impact of the policy depending, to a degree, on the nature of the proposal.</p>
Policy BDL1: Building Design, Scale, Layout and Landscaping				The building, design and landscaping policies under NP Objective 3 seek to ensure that the design of new and replacement buildings in the Parish, and of modifications to existing buildings, results in developments that are well integrated into their surroundings, and which contribute to the valued local character of landscapes and settlements. The policies respond most positively to the NPPF social and environmental objectives.
Policy BDL 2: Design and Location of Signs and Advertisements				<p>These NP policies aim to foster 'well-designed, safe and beautiful places', and to 'protect and enhance our natural, built and historic environment'. The balance that the policies introduce between support in principle and the introduction of criteria to help determine appropriateness of proposals provides an appropriate framework to secure net gains across the two sustainability objectives. The achievement of well-designed and beautiful places also supports local economic sustainability, given that a number of local businesses rely on the tourist economy, which is attracted to the area due to the outstanding natural beauty and local heritage character and distinctiveness of AONB and WHS landscapes. These Design policies contribute directly to achieving well-designed and beautiful places that reflect the local</p>

Policy	Objective			Reasoning: how the policy contributes to the achievement of sustainable development
	Social	Environmental	Economic	
				distinctiveness and character of AONB and WHS areas, which in turn is important to the local tourism economy.
Policy NLB 1a: Biodiversity Conservation and Ecosystem Resilience				The natural landscapes and biodiversity policies under NP Objective 4 seek to protect the outstanding natural beauty of landscapes and to ensure that development across all parts of the Parish supports the conservation of biodiversity and geo-diversity, enhancing ecosystem integrity and strengthening climate change resilience. The focus of these policies reflects the very nature of the Parish and the highly valued and designated landscapes which form its central character. The policies under this objective also work to achieve climate-change sensitive development, and encourage long term planning, necessary for environmental, social and economic sustainability. They reflect very positively against the environmental objectives of the NPPF, as should be expected, and positively against the social objective.
Policy NLB 1b: Conserve the Outstanding Natural Beauty of Landscapes				
Policy NLB 1c: Safeguard Environmentally Sensitive Areas and Protected or Threatened Species				The AONB and coastal environment is a core attraction for tourism, in turn important to the local economy. The local planning policy framework established under this objective works positively to conserve and enhance these core local economic assets, supporting economic sustainability for all businesses associated with tourism. The balance that the policies introduce between support in principle and the introduction of criteria to help determine appropriateness of proposals provides an appropriate framework to secure net gains across the three sustainability objectives.
Policy NLB 2: Coastal Change Management Area (CCMA)				
Policy NLB 3: Light Pollution and Glare				The heritage character and assets policies under NP Objective 5 build upon the natural landscapes policies by providing a policy framework which supports, protects and enhances another part of the central character of the Parish. The policies seek to safeguard heritage assets, historic landscapes and areas of traditional settlement character across the Parish for current and future generations, recognising their international, national and local significance.
Policy NLB5: Environmental Responsibility and Carbon Efficiency in Development				
Policy HCA1: Heritage Value of Landscapes, Settlements and Assets in the Mining Landscape World Heritage Site (WHS)				
Policy HCA2: Heritage Value of				

Policy	Objective			Reasoning: how the policy contributes to the achievement of sustainable development
	Social	Environmental	Economic	
the Area of Outstanding Natural Beauty (AONB)				They reflect very positively against the environmental and social objectives of the NPPF, as should be expected, and positively against the economic objective as the distinctive local heritage character of landscapes and settlement areas in the Parish is the other core element of the area's attraction for tourism. The balance that the policies introduce between support in principle and the introduction of criteria to help determine appropriateness of proposals provides an appropriate framework to secure net gains across the three sustainability objectives.
Policy HCA3: Historic Mining Sites and Landscape Features				
Policy HCA4: Archaeological Sites and Assets				
Policy EB1: Sustainable Businesses				<p>The economy and business policies under NP Objective 6 seek to support sustainable businesses that contribute to thriving communities and to a pattern of economic development that works positively to sustain the local assets upon which local businesses rely.</p> <p>The policies reflect the fact that the local economy is based on two core sectors: agriculture and tourism. The policies provide local planning provisions to help build a strong, responsive and competitive local economy, by ensuring that:</p> <ul style="list-style-type: none"> - development impacts on these key sectors are assessed, and that development does not lead to significant negative impacts on farming businesses, high quality agricultural land, or on the natural, social and heritage assets upon which the tourism sector relies - prime agricultural land remains available for farming, and development planning works to sustain farming businesses in the long-term - development planning recognises the economic value of AONB and WHS landscapes and assets for the local tourism industry, and works to ensure that tourism facilities are well planned for, based on an understanding of local need, and on assessment of potential adverse impacts on other local businesses, and on the overall tourism resource base; <p>The policies aim to secure net gains across the three sustainability objectives.</p>
Policy EB2: Agricultural Land, Buildings and Sustainable Production				
Policy EB 2i: Agricultural Occupancy Conditions				
Policy EB 3: Campsites and Holiday Accommodation				
Policy EB 4: Equestrian Development				

Policy	Objective			Reasoning: how the policy contributes to the achievement of sustainable development
	Social	Environmental	Economic	
Policy DM 1: Neighbourhood Plan Implementation				The effects of the 'NP implementation' policy under Objective 7, on the NPPF sustainability objectives is uncertain as its application to help deliver the Plan cannot be measured when the nature of future development proposals is unknown. The intent, however, is for the policy to support a local development planning process that is well-informed and which works positively towards achievement of the long-term sustainable development vision and objectives of the NP.

The Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment screening report is appended and provides further detail relative to assessment of the implications of NP policies for environmental sustainability.

The Neighbourhood Plan supports the presumption in favour of sustainable development (NPPF paragraph 11 and Local Plan Policy 1)

We hope to have demonstrated above that our Plan has a positive relationship with the three sustainable development pillars set out in the NPPF. The NP policies are mutually supportive and have been designed to provide the local detail necessary to enable effective application of generic national and county policies at the local level, in order to achieve positive sustainable development outcomes for the Parish of Perranuthnoe.

C. The making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

This section sets out how our policies are in general conformity¹⁷ with the strategic policies of the Local Plan.

Our Plan's policies uphold and support the general principle of the Local Plan's strategic policies identified below, demonstrate no conflict with the strategic policies to which they relate, and provide added value and local specificity. Our Plan clearly sets out the rationale behind our evidence-based policies. Our evidence base includes local assessments, area specific appraisals, data and research, alongside community and statutory stakeholder consultation input and advice.

Throughout the process of Plan and policy development we have kept close liaison with officers at the local planning authority to help ensure that our policies are in general conformity with the strategic policies of the Local Plan.

The following table "maps" each of our policies alongside the relevant strategic policies in the Local Plan. It outlines whether the Neighbourhood Plan policy is in general conformity with the strategic policies to which it relates, and how it provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy. This table summarises and supplements the more detailed information within the Neighbourhood Plan which outlines within the justification sections under each policy how that policy aligns with the broader national and county policy and regulatory sustainable development planning framework.

¹⁷ See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> "General conformity" is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as "When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:
whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and,
the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach."

Strategic Policies of the Local Plan (those of relevance)	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the neighbourhood plan policy and the strategic policy?</i>	<i>Whether and how the neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 4: Shopping, services and community facilities	Policy CW1: Community Assets and Facilities	Yes	None	Yes. The Neighbourhood Plan policy aligns with that of the Local Plan, re-emphasising its importance and requiring new uses to also demonstrate viability and not simply the community use being lost.
Policy 16: Health and wellbeing	Policy CW2: Public Rights of Way (PROW)	Yes	None	Yes. Policy CW2 provides specific detail to recognise the importance of PROW across the Parish for community health and wellbeing. The policy includes provisions to help ensure that development does not impact on public access to or enjoyment of PROW, and that consideration is given to development impact on the public visual amenity value of the AONB & WHS setting of PROW in the Parish.
Policy 16: Health and wellbeing Policy 25: Green infrastructure	Policy CW3: Local Green Space (LGS)	Yes	None	Yes. Policy CW3 provides local detail to identify areas that are 'demonstrably special to local communities' for designation as Local Green Space, in line with the criteria in the NPPF, and support LP policies 16 and 25. Demonstration of the special value of each of the proposed LGS areas to Parish communities is provided within an associated LGS Appraisal document. The policy establishes local provisions to ensure that the special value of these areas to the community is recognised and conserved.

Strategic Policies of the Local Plan (those of relevance)	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the neighbourhood plan policy and the strategic policy?</i>	<i>Whether and how the neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 6: Housing mix Policy 7: Housing in the countryside Policy 8: Affordable housing Policy 9: Rural Exception Schemes	Policy CW4: Principal Residency	Yes	None	Yes. The policy on principal residency builds upon the strategic framework for housing provided in the Local Plan by being locally specific about the pressure on local housing stock from second homes and holiday lets, in a specific area of the Parish. Policy need and area have been identified through detailed local assessment of the current proportion of housing used as second homes and holiday-lets, relative to principle residences, and assessment of the increase in this ratio since 2011.
Policy 2: Spatial Strategy Policy 25: Green infrastructure Policy 27: Transport and accessibility Policy 28: Infrastructure Policy 23: Natural environment Policy 24: Historic Environment	Policy CW5: Spatial Planning and Cumulative Impact	Yes	None	Yes. Policy CW5 focuses on critical planning issues in this Parish, in particular: maintaining accessibility; respecting designated landscapes (natural and historic); and conserving and enhancing green infrastructure. It provides local specificity to support development proposals in demonstrating that they meet the LP Spatial Strategy (LP Policy 2) requirements to ‘demonstrate a cultural, physical and aesthetic understanding of location’ and ‘respect and enhance quality of place’. It The Policy underlines that spatial planning should consider cumulative development impacts and long-term spatial planning needs. In relation to both of these, that spatial planning should be based on an understanding of the local social, economic and

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				environmental context: the NP baseline assessments, including the Parish LLCA, provide the local detail to support this. This in turn supports points 1, 2 and 3 within LP Policy 2 Spatial Strategy.
Policy 27: Transport and accessibility	Policy CW5i: Access, Parking and Congestion	Yes	None	Yes. The policy provides further detail to address the priority issue of maintaining safe access in Goldsithney and Perranuthnoe settlements, and along the A394 highway. It provides locally specific planning provisions to ensure that proposals work to achieve LP policy 27 requirements: 'to provide safe and suitable access' and 'not to cause significant adverse effects on public access networks'.
Policy 26: Flood risk management and coastal change	CW6: Erosion, Subsidence and Flooding	Yes	None	Yes. The policy goes further than Policy 26 in the LP in providing specific Parish level policy direction to enable development proposals to clearly demonstrate that they have considered flood, erosion and subsidence risks. The policy also adds local detail to LP Policy 26 point c, relative to SuDS.
Policy 3: Role and function of places Policy 9: Rural Exception Schemes	Policy HTA 1: Development Boundaries	Yes	None	Yes. Policy HTA1 outlines specific development boundaries for each of the key settlements in the Parish, providing a local layer of spatial specificity to support the application of LP policy 3 to the Parish Context. It provides clarity and specificity over

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Policy 7: Housing in the countryside Policy 3: Role and function of places Policy 21: Best use of land and existing buildings				where infill and rounding off of existing settlements would be supported, and to ensure that within these areas the density of development does not lead to overcrowding. Policy provisions relating to Affordable Housing outside these defined areas, are provided in a complementary NP policy (HTA3).
Policy 7: Housing in the countryside Policy 12: Design	Policy HTA2i: Building Conversions Policy HTA2ii: Replacement Buildings	Yes	None	Yes. The policy adds a layer of specificity and detail to Local Plan Policy 7 point i, to clarify how it should be applied to the local Parish context. The policy is mutually supportive of NP Policy BDL 1, but relates to specific planning considerations for building conversions and replacement buildings, reflecting the fact that these were identified as a priority planning concern in designated AONB and WHS areas of the Parish. The policy provides specific guidance to help ensure that building conversions and replacement buildings ‘maintain and enhance (the Parish’s) distinctive natural and historic character’ (LP Policy 12).
Policy 8: Affordable housing	Policy HTA3: Affordable Housing	Yes	None	Yes. The policy emphasises affordable housing requirements in relation to the Local Plan’s strategic policy and the locally important issues relating to local needs in the Parish, including specific guidance on the apportioning of housing through ‘affordable-led’ housing schemes, so as to ensure that

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				consistency is applied in the use of these schemes in the Parish.
Policy 7: Housing in the countryside Policy 23: Natural environment	Policy HTA4: Caravans and other forms of Moveable Accommodation	Yes	None	<p>Yes. The policy seeks to fill a policy void at the county strategic level to address a priority local planning issue, relative to the long-term stationing of caravans and other movable accommodation structures outside the curtilage of dwelling houses, in the open countryside. It provides local policy specifications to support application of provisions in the Caravan Sites and Control of Development Act (1960) at the local level.</p> <p>Although this NP policy essentially fills a void at the county level, it is relevant to LP Policies 7, 16 and 23 as follows:</p> <ul style="list-style-type: none"> - Policy 7 specifically states that ‘development of new homes in the open countryside will only be permitted where there are ‘special circumstances’’. The special circumstances listed do not include the establishment of dwellings through permanent placement of caravans or other forms of moveable accommodation. <p>Policy 16 aims to ‘improve the health and wellbeing of communities’. One of the concerns raised by Parish communities is the impact on public health and wellbeing.</p>

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				Policy 23, point 2a places great weight on conserving the landscape and scenic beauty within or affecting the setting of the AONB, and one of the issues which this policy seeks to address relates to the impact of these unplanned dwellings on Parish coastal AONB landscapes and PROW.
Policy 12: Design Policy 13: Development standards Policy 23: Natural Environment Policy 24: Historic Environment	Policy BDL1: Building Design, Scale, Layout and Landscaping	Yes	None	Yes. Policy BDL1 adds local detail and specificity to support the application of LP Policy 12 principles and requirements to the local Parish context. It provides clear local policy direction to encourage design which is grounded in an understanding of the area's defining characteristics, supporting the LP Policy 12 requirement that development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character.
Policy 12: Design	Policy BDL 2: Design and Location of Signs and Advertisements			The criteria within the policy respond to detailed local assessment of the special qualities and distinctive character of the Parish (from the LLCA, and NP consultation process), and the policy is mutually supportive of LP policy 23 and 24 requirements to sustain local distinctiveness and character within AONB and WHS areas.

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Policy 2: Spatial Strategy Policy 23 Natural environment Policy 25: Green Infrastructure	Policy NLB 1a: Biodiversity Conservation and Ecosystem Resilience	Yes	None	<p>Yes. This policy provides specific local policy provisions to enable LP Policy 23 to be applied at the local level. It establishes clear principles and criteria to enable development proposals to demonstrate how, in the Parish context, they have met LP policy requirements. In particular the NP policies clarify how (where relevant) proposals can demonstrate that they will work positively to ‘conserve and enhance the landscape character and natural beauty of the AONB’; ‘take into account and respect the sensitivity and capacity of the landscape asset, considering the cumulative impact’; ‘sustain local distinctiveness and character’; and ‘protect and where possible enhance Cornwall’s natural environment’.</p> <p>This NP policy also provides clarity for the application of LP Policy 25 points 1 and 2 to the Parish context, in particular the Policy 25 requirement that proposals should ‘retain and enhance the most important environmental infrastructure assets and connections that contribute to the functionality of networks of ecosystems’. This NP policy provides clear direction to guide development proposals in including the relevant information in order to demonstrate that ecosystem integrity will be preserved or enhanced</p>
	Policy NLB 1b: Conserve the Outstanding Natural Beauty of Landscapes			
	Policy NLB 1c: Safeguard Environmentally Sensitive Areas and Protected or Threatened Species			

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				and there will be net gains for biodiversity.
Policy 26: Flood risk management and coastal change	Policy NLB 2: Coastal Change Management Area (CCMA)	Yes	None	<p>Yes. Policy NLB2 adds specificity through designation of a Coastal Change Management Area (CCMA) along the Parish coastline. The policy is consistent with policy units in the county Shoreline Management Plan, and with LP Policy 26.</p> <p>Policy NLB2 establishes a series of local development planning principles for the CCMA, in line with Cornwall's draft Climate Emergency Development Plan Document Policy CC2, which lists Perranuthnoe as one of the inaugural CCMA areas in Cornwall. The CCMA area is based on the latest National Coastal Erosion Risk Mapping (NCERM) data for the Parish.</p>
Policy 12: Design Policy 23 Natural Environment	Policy NLB 3: Light Pollution and Glare	Yes	None	<p>Yes. The policy recognises the planning status of the Parish as lying in the buffer zone to the West Penwith Dark Skies Reserve, and provides local policy direction for application of the broad policy provisions within LP policies 23 and 12 to the Parish context. In particular it enables local application of the LP Policy 23 point 2 requirement that 'development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are</p>

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				relatively undisturbed'. This policy also aligns with, and provides the local specificity for, the application of national planning policy guidance on light pollution to the Parish context.
<p>Policy 23: Natural Environment</p> <p>Policy 24: Historic Environment</p> <p>Policy 25: Green Infrastructure</p>	Policy NLB4: Green Infrastructure, Hedgerows and Cornish Hedges	Yes	None	<p>Yes. Policy NLB 4 provides specific local policy provisions to support the application of LP policies 23, 24 and 25 to the Parish context. It recognises the value of Cornish Hedges as features that are core to the distinctive local character of AONB and WHS landscapes in the Parish, and provides local policy direction to support development proposals in demonstrating how they achieve:</p> <ul style="list-style-type: none"> - LP Policy 23 requirements to 'sustain local distinctiveness and character' and 'avoid adverse impact on existing features as a first principle and enable net gains by designing in landscape and biodiversity features and enhancements'; - LP Policy 24 requirements to conserve heritage assets and recognise the Outstanding Universal Value (OUV) of the WHS. The policy clarifies that a core feature of the OUV of WHS landscapes in the Parish lies in the landscape character of the 'small field systems' and 'the patchwork of small holdings associated with the great mining estates', with Cornish Hedges bordering the fields, the defining features which create this patchwork field

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				<p>landscape.</p> <p>- LP Policy 25 which emphasises that ‘existing green infrastructure will be protected and enhanced’ and requires that development proposals demonstrate ‘that all the functional environmental infrastructure and connections have been taken into account in the design of the scheme or site layout including impacts on ecosystem services’; and of ‘providing appropriate buffers to natural spaces that have community, biodiversity and heritage significance’.</p>
<p>Policy 12: Design</p> <p>Policy 13: Development standards</p> <p>Policy 14: Renewable and low carbon energy</p>	<p>Policy NLB5: Environmental Responsibility and Carbon Efficiency in Development</p>	<p>Yes</p>	<p>None</p>	<p>Yes. This NP policy aims to provide local direction for the achievement of environmental responsibility and carbon efficiency in development; the LP provides limited policy guidance on these issues, and this NP policy provides policy coverage where there is no specific equivalent in the Local Plan. It also clarifies the Parish position relative to the application of LP Policy 14 provisions for renewable and low carbon energy in Parish AONB and WHS areas.</p>
<p>Policy 2: Spatial Strategy</p> <p>Policy 12: Design</p> <p>Policy 23: Natural Environment</p>	<p>Policy HCA1: Heritage Value of Landscapes, Settlements and Assets in the Mining Landscape World Heritage Site (WHS)</p>	<p>Yes</p>	<p>None</p>	<p>Yes. Policy HCA1 provides local policy provisions to ensure that development within the Mining Landscape World Heritage Site (WHS) works positively to conserve and enhance the local heritage character of landscape and settlement</p>

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Policy 24: Historic environment				<p>features central to the outstanding universal value (OUV) of the Parish's WHS landscape. The policy specifies the key attributes of the OUV of local WHS landscapes, enabling effective application of LP Policy 24 to the Parish context. It provides clear direction to support development proposals in demonstrating positive contribution to the heritage character of local WHS landscapes.</p> <p>In this it also has relevance to the LP Policy 12 requirement that 'development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character' and LP Policy 2 provision that 'development proposals should maintain and respect the special character of Cornwall by... d) protecting, conserving and enhancing the natural and historic landscape.'</p>
Policy 2: Spatial Strategy Policy 12: Design Policy 23: Natural Environment Policy 24: Historic environment	Policy HCA2: Heritage Value of the Area of Outstanding Natural Beauty (AONB)	Yes	None	<p>Yes. Policy HCA2 identifies areas of significant local historic, architectural and cultural interest as 'non-designated heritage assets' (NDHA). The areas were identified through a local heritage appraisal process, the results of which are appended to the NP, and which detail the attributes of special local historic interest and significance pertaining to each area.</p> <p>The NP policy provides clear local policy direction to support development proposals in demonstrating</p>

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				<p>that development in NDHA, and in the designated Conservation Area, works positively ‘to sustain their cultural distinctiveness and significance’ (LP Policy 24), and conserve the local distinctiveness and scenic beauty of AONB landscapes (LP Policy 23).</p> <p>In this it also has relevance to the LP Policy 12 requirement that ‘development must ensure Cornwall’s enduring distinctiveness and maintain and enhance its distinctive natural and historic character’ and LP Policy 2 provision that ‘development proposals should maintain and respect the special character of Cornwall by... d) protecting, conserving and enhancing the natural and historic landscape.’</p> <p>This NP policy provides the local detail necessary to enable effective application of relevant provisions within LP policies 2, 12, 23 and 24 to non-designated historic assets of particular local heritage significance in the Parish.</p>
Policy 2: Spatial Strategy Policy 12: Design Policy 23: Natural Environment Policy 24: Historic	Policy HCA3: Historic Mining Sites and Landscape Features	Yes	None	Yes. Policy HCA3 identifies and provides specific local policy direction for historic mining assets in the Parish, recognising their significance to the distinctive local heritage character of WHS and AONB landscapes. It addresses concerns that many of the historic mining assets within WHS areas of the Parish have been lost to insensitive development,

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environment				and that within the AONB the significance of these assets to local landscape character is not adequately recognised within generic LP planning policies. The policy delineates historic mining sites and features across the Parish (building on the results of the Local Landscape Character Assessment), and provides local specificity to enable the application of generic provisions within LP Policy 24 and 23 to the Parish context. It aims to ensure that development does not result in further loss or damage to these local heritage assets, and that consideration is also given to their significance as sites of unique geo and biological diversity.
Policy 2: Spatial Strategy Policy 12: Design Policy 23: Natural Environment Policy 24: Historic environment	Policy HCA4: Archaeological Sites and Assets	Yes	None	Yes. Policy HCA4 is focussed specifically on archaeological assets in the Parish. It establishes local planning policy provisions to ensure that their value as part of the cultural heritage of Parish communities is recognised. The policy is based on assets listed on the Historic Environment Record (HER) and provides specific local policy direction to ensure that development proposals consider the local significance of these assets and, for sites of significance, that proposals identify measures to conserve the site or the archaeological remains from it.

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Policy 5 Business and Tourism Policy 4 Shopping, services and community facilities Policy 2 – Spatial Strategy	Policy EB1: Sustainable Businesses	Yes	None	Yes. The policy draws attention to specific local issues which should be considered where proposals for the creation or expansion of business activity in the Parish come forward.
Policy 2 – Spatial Strategy Policy 12: Design Policy 21 Best use of land and existing buildings	Policy EB2: Agricultural Land, Buildings and Sustainable Production	Yes	None	<p>Yes. Policy EB2 gives recognition to the fact that farming is the main land-use and economic activity in the Parish and provides specific local planning provisions to ensure that development impacts on farming businesses are considered. It supports LP Policy 21 by encouraging the ‘best use of land’ and in particular point d which requires development proposals to ‘take into account the economic and other benefits (including food production) of Grade 1, 2 and 3a agricultural land.’</p> <p>This NP policy encourages the best and most versatile (BMV) agricultural land to be conserved for agricultural production. It also establishes a series of local planning policy provisions to support:</p> <ul style="list-style-type: none"> - non-agricultural development proposals in considering potential development impacts on farming businesses, focusing on specific planning issues affecting farming businesses in the Parish. - development proposals for new agricultural

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				buildings to consider impacts on designated AONB and WHS landscapes, in particular in relation to siting, design and landscaping.
Policy 7: Housing in the countryside	Policy EB 2i: Agricultural Occupancy Conditions	Yes	None	Yes. Policy EBi introduces detail to clarify how LP Policy 7 point 5 should be applied in the Parish. It provides clarity on local planning policy considerations for development proposals submitted as exception sites for full-time agricultural workers dwellinghouses.
Policy 2 – Spatial Strategy Policy 5 Business and Tourism	Policy EB 3: Campsites and Holiday Accommodation	Yes	None	Yes. Policy EB3 provides local policy provisions to support the application of LP Policy 5 to the Parish context. It specifies local planning considerations for determining ‘overriding locational and business need’ and whether scale and design are ‘appropriate to (the proposed business) location’. The policy provides clear and specific policy direction to enable development proposals to present the required information, and to support assessors in understanding priority local planning issues.
Policy 23 Natural environment	Policy EB 4: Equestrian Development	Yes	None	Yes. The policy sets out tests for equestrian development proposals to be acceptable, providing policy coverage where there is no specific equivalent in the Local Plan.

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<p>Policy 1: Presumption in favour of sustainable development</p> <p>Policy 2 – Spatial Strategy</p>	<p>Policy DM 1: Neighbourhood Plan Implementation</p>	<p>Yes</p>	<p>None</p>	<p>Yes. This policy relates to LP Policies 1 and 2 in requiring development proposals to provide accurate and adequate information to support the LPA in making informed decisions, and on use of the policies within the NP as an overall sustainable development planning framework. It also links to LP Appendix 1 which provides a framework for monitoring.</p> <p>It is an unusual policy focussed more specifically on implementation of the NP. The policy responds to specific local concerns over planning decisions made based on development proposals which contain information which is incomplete or inaccurate; and on the felt need for a more integrated approach to the development planning process in order to achieve net gains across the three elements of 'sustainable' development.</p>

Rationale for the approach taken and the evidence to justify that approach

The fourth question regarding general conformity is a question of justifying the approach and setting out the rationale behind Neighbourhood Plan policies. The response is the same in relation to all of our policies. The Plan and its policies have been developed following due process, good practice and legislative requirements. Between this Statement, the Consultation Statement, the supporting documents which provide evidence and analysis for specific policies in our Neighbourhood Plan (including: Local Landscape Character Assessment (LLCA), Local Green Space Assessment / Area Appraisals, Heritage Character Assessment / Area Appraisals); and the supporting explanatory text in the Plan itself, we have clearly set out the rationale behind the policies and the approach taken and the evidence we have gathered to justify them.

The Neighbourhood Plan Vision and Objectives are based on the priority sustainable development issues and recommendations arising from the stakeholder consultation process, and have been informed by the evidence base material and analysis undertaken for the Plan, and from the review of planning policy provisions and constraints. We have paid close attention to the Local Plan and been advised on conformity of the Neighbourhood Plan policies with the strategic policies in it, and on alignment with national policies, by officers at the Council.

D. The making of the plan does not breach, and is otherwise compatible with, EU obligations

It is our understanding that the EU obligations specified have been transposed into UK law and until replaced specifically by a UK Act of Parliament, still apply as set out in the EU obligations.

The local planning authority was formally asked for its opinion of whether the Plan required a Strategic Environmental Assessment (SEA) and / or Habitats Regulation Assessment (HRA).

A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) and / or a Habitats Regulation Assessment (HRA) would be required.

Statement of Reasons for not Undertaking a Strategic Environmental Assessment

Based on the policies in the draft Plan, the local planning authority concluded, following consultation with the statutory environmental agencies that our Plan did not require SEA.

The screening opinion report and decision letter are appended to this Statement.

Habitats Regulation Assessment

In screening the draft Plan for HRA, the local planning authority concluded that that our Plan did not require HRA.

The screening Report is appended to this Statement.

European Convention on Human Rights

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act 1998.

E. The prescribed conditions are met in relation to the plan and prescribed matters complied with in connection with the proposal for the plan

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹⁸ sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. We understand that, currently, there are no additional relevant prescribed conditions which the Neighbourhood Plan needs to meet.

¹⁸ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Appendices

Appendix 1: Neighbourhood Area Application

PERRANUTHNOE PARISH COUNCIL

Clerk: James D. Jacoby

Hal an Truth Drym Lane Praze-an-Beeble Camborne Cornwall TR14 0NU

Tel: 01209-831269 e-mail: james.jacoby@yahoo.co.uk web site: www.perranuthnoepc.info

9th July 2015

Emma Bell
Development Officer – Neighbourhood Planning
Strategy, Economy, Enterprise and Environment Service
Cornwall Council
Circuit House
St. Clement Street
Truro TR1 1DT

Dear Ms Bell,

I write, on behalf of the Parish Council, to apply for the designation of the Parish as a Neighbourhood Area under Part 2 (5) (1) of the Neighbourhood Planning (General) Regulations 2012.

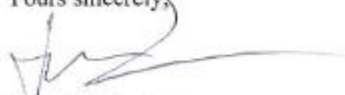
I attach a map of the current Parish boundary and this will be the area to which this application relates

The Parish Council's statement for the application is appended to this letter and I confirm that Perranuthnoe Parish Council is a "relevant body" for the purposes of section 61G of the 1990 Act.

I would be grateful if you could acknowledge receipt of this application and indicate your timescale for the publicising of this application.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,



James D. Jacoby
Clerk to the Perranuthnoe Parish Council

Saved as "letter (1)" in Neighbourhood Plan

**Application under Part 2 (5) (1) of the Neighbourhood Planning (General)
Regulations 2012 for the designation of a Neighbourhood Area**

Perranuthnoe Parish Council gives notice that they wish to make an application under Part 2 (5) (1) of the Neighbourhood Planning (General) Regulations 2012 for the designation of the Parish as a Neighbourhood Area for neighbourhood planning activities.

Perranuthnoe Parish Council RESOLVED to make the application at its full council meeting on Thursday 2nd July 2015 under Minute 5(a) of that meeting.

The application is accompanied by a map (appended) identifying the area to which the application relates, being the entire parish area of Perranuthnoe.

The initial focus of work will be on design issues at Perranuthnoe.

The whole of the Parish is considered to be appropriate for designation as a Neighbourhood Area because:

- It is a properly constituted, well recognised, and clearly defined, Parish area;
- It is entirely within the remit of the Parish Council; and
- The Parish Council is a properly elected democratic body representing the entire local community within the Parish and is committed to ensuring that the community's views are fully reflected in future planning decisions within the Parish.

Perranuthnoe Parish Council is a "relevant body" for the purposes of section 61G of the Town and Country Planning Act 1990 being the Parish Council for the entire area applied for.

Application Notice (with Letter (1)) in Neighbourhood Plan

Appendix 2: Neighbourhood Area Decision Notice and Notice of Consultation

Development Management
Planning, Housing and Regeneration Service



OFFICER REPORT – DELEGATED

Application number: PA15/00018/NDP	Earliest determination date: 3 rd September 2015
Received on: 13 th July 2015	Neighbour expiry date: NONE CONSULTED
UPRN: 999999999999	Consultation expiry date: 3 rd September 2015
Legal agreement: N	Site notice posted: N/A
Departure: N	Site notice expiry: N/A
Complies with Development Plan? N/A If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation?	

Applicant:	Perranuthnoe Parish Council
Site Address:	Perranuthnoe Cornwall
Proposal:	Designation request for undertaking a Neighbourhood Development Plan for the Parish of Perranuthnoe
Application Type:	Neighbourhood Development Plan

Executive Summary:

In accordance with the Neighbourhood Planning (General) Regulations 2012 ('The Regulations') any Neighbourhood Plan being produced must be carried out within a Neighbourhood Area the extent of which must be submitted to, publically advertised and consulted on for prescribed period and approved by Cornwall Council.

Perranuthnoe Parish Council is working on the preparation of a Neighbourhood Plan for the entire parish area of Perranuthnoe. An application for the designation of Neighbourhood Area was made to Cornwall Council and was advertised in the Cornishmen between the 23rd July and 3rd September 2015.

No objections were received to the advertisement of the Neighbourhood area and it is therefore recommended under regulation 6 that the Neighbourhood Area designation is confirmed and advertised as required by Regulation 7.

Public representations:

No public representations received at the time of writing.

Consultee representations:

Highways Agency: 3rd August 2015

Thank you for your letter of 24 July providing Highways England with the opportunity to comment on the application by Perranuthnoe Parish Council for the Parish to be designated as a Neighbourhood Development Plan (NDP) area.

Highways England is responsible for operating, maintaining and improving the strategic road network, which in Cornwall comprises the A30 and A38, and is a statutory consultee prescribed by the Neighbourhood Planning (General) Regulations 2012. We are keen to support the

development of neighbourhood plans and the delivery of local growth and therefore have no objection in principle to the Parish becoming an NDP area. However, due to the relative proximity of the A30 to the west of the plan area, any policies coming forward have the potential to impact on the strategic road network. We would therefore wish to comment further on the plans as they develop to ensure it includes a satisfactory assessment of traffic impacts and mitigation requirements, if appropriate.

Historic Environment Archaeology 20th August 2015

Advice on Neighbourhood Development Plan consultations are provided by the Strategic Historic Environment Service (SHES) as this is a policy issue. Please contact them directly for advice.
Historic Environment Planning (Archaeology)

Historic Environment Planning: no comment received.

Principal Public Space Officer: no comment received

Affordable Housing: no comment received

Electoral Services: no comment received

Environment Agency: no comment received

Natural England: 28th July 2015

Thank you for notifying Natural England of your Neighbourhood Development Plan dated 24/07/2015. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.

The following is offered as general advice which may be of use in the preparation of your plan. Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: <https://www.gov.uk/consulting-on-neighbourhood-plans-and-development-orders>

Local environmental record centres hold a range of information on the natural environment. A list of local records centres is available at: <http://www.nbn-nfbr.org.uk/nfbr.php>

Protected landscapes

If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.
<http://www.naturalengland.org.uk/publications/nca/default.aspx>

Protected species

You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.

Natural England Standing Advice

Local Wildlife Sites

You should consider whether your plan or proposal has any impacts on local wildlife sites, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts then you should ensure you have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.

Best Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. Paragraph 112 of the National Planning Policy Framework states that:

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.'

General mapped information on soil types is available as 'Soilscapes' on the www.magic.gov.uk and also from the LandIS website; <http://www.landis.org.uk/index.cfm> which contains more information about obtaining soil data.

Opportunities for enhancing the natural environment

Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.

Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at consultations@naturalengland.org.uk

Constraints and designations:

Not applicable.

Relevant policies, SPGs and Government guidance:

Not applicable for the designation process.

Appraisal/key issues and conclusion:

The main issues in determining this application are:

- Whether an application for a Neighbourhood Area has already been made covering all or part of this area (as there can only be one Neighbourhood Area in each location and they cannot overlap)
- Confirmation that the applicant is a 'relevant body' to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations (i.e. a parish council or Neighbourhood Forum).
- Assessment of whether the extent of the Neighbourhood Area is appropriate.

No other application has previously been made covering all or part of this area and there are no existing designated Neighbourhood Areas covering, or close to the boundary of Perranuthnoe Parish.

Perranuthnoe Parish Council is a relevant body to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

The Neighbourhood Area is considered appropriate as it follows the boundary of the area covered by Perranuthnoe Parish Council.

It is therefore considered to be an appropriate area in which to prepare a Neighbourhood Development Plan.

Recommendation:

The Neighbourhood Area illustrated on Plan 1 is designated in accordance with the Neighbourhood Planning (General) Regulations 2012.

Conditions

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Appendix 1 - Designation letter for Perranuthnoe Parish

Appendix 2 – Designation map for Perranuthnoe Parish

Copies of decision notices and documents associated with the decision making process, where relevant, for the above applications can be found in the Council's on-line planning register using the following link and by entering the reference of the application you are interested in.

Link: <http://planning.comwall.gov.uk/online-applications/>

Appendix 3: Strategic Environmental Assessment / Habitats Regulation Assessment Screening Opinion and Report

Gail Angove
Gail.angove@perranuthnoe-pc.gov.uk
by email



COLLED

29th October 2021

Dear Gail,

Perranuthnoe Parish Neighbourhood Development Plan – SEA and HRA Screening

As requested, Cornwall Council has screened the Perranuthnoe Parish Neighbourhood Development Plan (NDP) to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA.)

As required by the SEA regulations we produced a screening opinion report for the NDP and consulted the statutory bodies: Natural England, Historic England and the Environment Agency. We also asked Natural England to confirm whether or not HRA was required under the HRA directive. Natural England initially queried the inclusion of a large plot to the south of Perranuthnoe village within the settlement boundary; in response the boundary has been amended and this area has been excluded.

Based on the scale and location of development proposed in the draft plan, Cornwall Council is of the opinion that the ~~Perranuthnoe~~ Perranuthnoe Parish NDP, is unlikely to have significant effects on the environment and that SEA and HRA are therefore not required. This view has been confirmed by the statutory bodies.

If significant changes or additions are made to your [plan](#) I would advise you to have it rescreened.

Yours sincerely,

Sarah Furley
Group Leader
Neighbourhood Plans
Tel: 01872 224294
Email: sarah.furley@cornwall.gov.uk

CC: Perranuthnoe Parish Clerk: dqbnancladra@gmail.com

**Perranuthnoe Neighbourhood Plan
SEA and HRA Screening Report**

**Perranuthnoe NDP 2019-30
Strategic Environmental Assessment
Habitats Regulations Assessment
Screening Report**

October 2019

[1]

Perranuthnoe Neighbourhood Plan SEA and HRA Screening Report

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Perranuthnoe Neighbourhood Plan SEA and HRA Screening Report

1. Introduction

- 1.1 This screening report is designed to determine whether or not the Perranuthnoe Neighbourhood Plan 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 Perranuthnoe Neighbourhood Development Plan is to retain the parish as a special place to live, work and visit. The plan will enable the community to get the types of development needed whilst maintaining and enhancing the outstanding natural and heritage landscape and character of the area. The Cornwall Local Plan does not apportion a specific housing figure for the parish, which is mostly located within two protected areas: Cornwall's Area of Outstanding Natural Beauty and the West Devon Mining Landscape World Heritage Site. The group commissioned a Local Landscape Character Assessment (LLCA) which highlights areas of importance for biodiversity, illustrated on maps. The group also commissioned a Settlement Character Assessment for each of the villages in the parish, which fed into the development boundary mapping exercise and resulted in defined development boundaries for Goldsithney, Perran Downs, Perranuthnoe and Rosudgeon, as outlined in policy HTA 1. There have been 73 completions in the parish since 2010 and due to the location of the parish falling mostly within the AONB then there is no minimum housing figure for the parish allocated in the Cornwall Local Plan. The development boundaries are drawn tightly around the existing settlement areas which will allow for some natural small scale growth of open market housing, where assessed as appropriate under policy 3 of the Cornwall Local Plan, namely infill, rounding off or previously developed land. There is not any scope for significant development of open market housing within the identified development boundaries which will result in any future housing growth in the parish needing to be affordable housing led, with supporting evidence provided to justify it.
- 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

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Perranuthnoe Neighbourhood Plan SEA and HRA Screening Report

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.
- 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.

Perranuthnoe Neighbourhood Plan SEA and HRA Screening Report

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 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.

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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.).

3.1 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.

3.2 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.

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
There are no SACs or SPAs within Perranuthnoe parish.		The nearest SPA is 1.9km away at Marazion Marsh. As there is no additional housing proposed in this NDP then there are no additional threats assessed as a result of this development plan.	None	None	Out

Perranuthnoe 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:

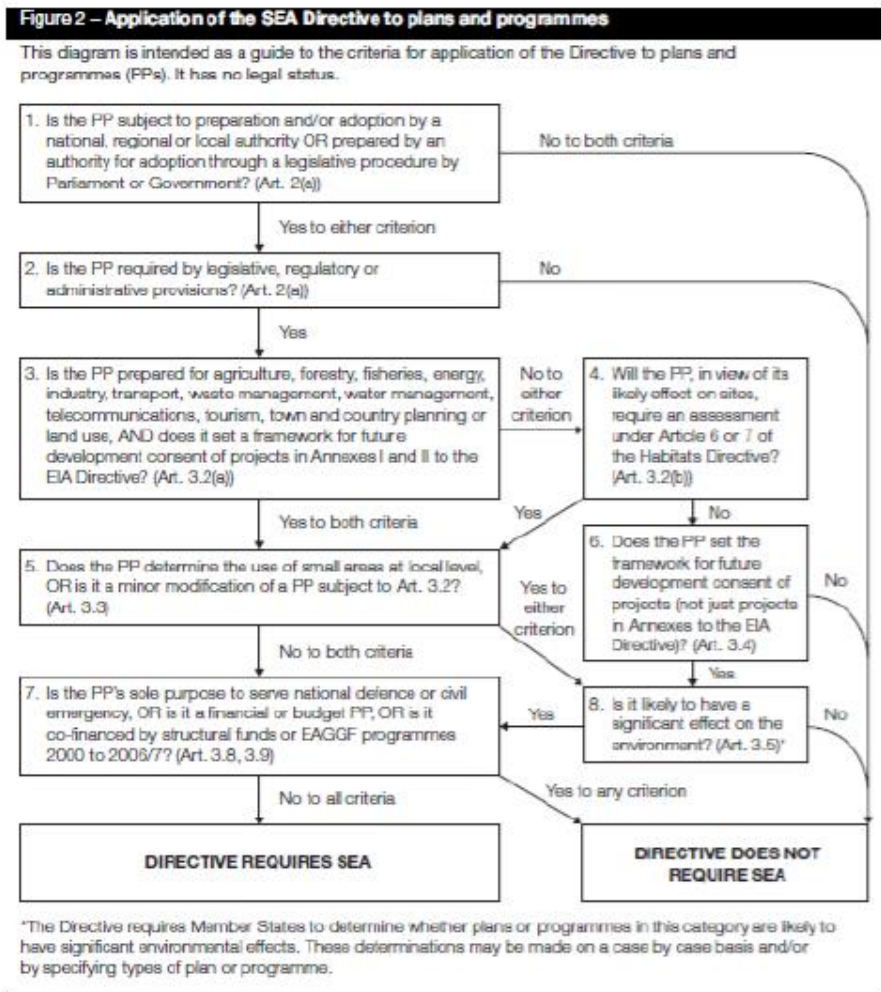
SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a) CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT
<p>1. The characteristics of plans and programmes, having regard, in particular, to</p> <ul style="list-style-type: none"> - the degree to which the plan or programme sets a framework 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

Perranuthnoe 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

**Perranuthnoe Neighbourhood Plan
SEA and HRA Screening Report**

Table 4.2 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)	N	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/A	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	See Table 4.3

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Table 4.3 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	The Plan provides local criteria based policies to control the quality of development within the parish. There is no allocated housing in the Cornwall Local Plan for delivery within Perranuthnoe parish as the majority of the land is located within the AONB. The housing strategy allows for some small scale incremental growth through the application of development boundaries (Policy HTA 1) associated with four existing settlements in the parish which is in accordance with policy 3 of the Cornwall Local Plan (infill, rounding off and previously developed land). Settlement Character Assessments were commissioned and applied in the formation of development boundaries for Perranuthnoe, Goldsithney, Perran Downs and Rosudgeon. The LLCA was also used to inform and assess where the edge of the settlement changes character. Anything outside the development boundary will be considered in accordance with policy 7 or 9 of the Cornwall Local Plan.
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.
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 development plan 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,	N/A
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).	N/A

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6. the probability, duration, frequency and reversibility of the effects,	The Plan period is 2019-2030, to align with the Cornwall Local Plan period. There is scope to review the NDP during this time, if monitoring show that the NDP is not achieving the desired objectives or if other changes to strategic policy suggest the need for review.
7. the cumulative nature of the effects,	With the majority of growth for the West Penwith community network area directed towards Penzance and with most of the parish of Perranuthnoe located within the South Coast Western AONB, there is no housing allocated for the NDP area and therefore the cumulative effects are assessed as nil.
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),	<p>Perranuthnoe parish covers an approximate area of 443 hectares with the population recorded as 2357 in the 2011 Census.</p> <p>There is no allocated housing delivery for the parish in the CLP and this is reflected in the NDP housing policy. Therefore this plan falls below the threshold for project environmental impact assessment, i.e.</p> <ul style="list-style-type: none"> • Development includes no more than 1 hectare of urban development which is not dwelling house development • Development includes more than 10 dwellings • Overall area of development exceeds 5 hectares <p>See Locality (2018) Screening Neighbourhood Plans for Strategic Environmental Assessment)</p>

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<p>11. the value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use, 	<p>The parish has no SAC or SPA designations. There are no Local or National Nature Reserves or SSSI's within the parish.</p> <p>County Wildlife sites</p> <ul style="list-style-type: none"> • Prussia Cove to Stackhouse Cove • Stackhouse Cove to Perran Sands • Mounts Bay <p>AONB</p> <p>The area of the parish which lies south of the A394 is designated part of the South Coast Western Are of Outstanding Natural Beauty.</p> <p>Biodiversity Action Plan sites</p> <p>Woodland at Perran Downs and maritime cliff and slope</p> <p>Conservation Areas</p> <ul style="list-style-type: none"> • Perranuthnoe • Goldsithney <p>Listed buildings</p> <p>There are clusters of listed buildings at Perranuthnoe, Chiverton Farm and Goldsithney and Acton Castle.</p> <p>WHS</p> <p>The Tregonning & Gwinear Mining District is allocated to the north of the A394.</p>
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<p>12 The effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The Marazion Marsh SPA and SSSI is within 2 km of the parish boundary. Its qualifying species are Great Bittern and Aquatic Warbler. There is sufficient protection afforded to this site through the CLP strategic policies.</p> <p>The County Wildlife sites are located on the coastal fringe of the parish. Policy NLB 1 provides protection to the biodiversity, ecosystems and natural landscape within the parish. The potential impact of any new development will need to be assessed with any necessary mitigation included so that adequate reassurance in terms of minimising the impact of development on the natural habitat will form part of the decision making process. Policy NLB 5 provides protection for hedgerows and Cornish hedges and requires that existing hedges are built into the design of any proposals. Standards are required to be followed for any newly created hedgerows with native plants species being encouraged. Several features within the wildlife sites are identified within Policy HCA 2 offering additional protection to the two rock cut baths at Stackhouse Cove.</p> <p>The AONB designation is afforded protection in many of the policies which are included in the NDP. The Heritage Value is referred to in policy HCA1 with a request for early engagement in order to assess if a heritage impact assessment is required. The policy identifies key areas of 'heritage significance' which will receive extra protection and consideration under this policy. Building design within the AONB and WHS is referred to in policy BD1 with a requirement for a 'Considered Design Statement' which considers and includes criteria as set out in the policy where appropriate. Policy NLB 1 (iv refers to the impact of development from footpaths or public vantage points and requires a visual impact assessment to be carried out for new development within the AONB). This policy reiterates the need for developers to refer to the AONB management plan which must be used to inform planning proposals. Policy NLB 4 considers light pollution and glare and requires the developer to assess the impact of lighting and glare and from materials in their design.</p> <p>The maritime cliff and slope BAP area forms a ribbon along the coast. Policies NLB 1 and 2 offer protection to this area and it not considered as an area where new development would be proposed or supported by strategic policy. The Perran Downs deciduous woodland is referred to in point 2.9 and 2.24 where the biodiversity priority habitats are recognised and afforded further protection in policy NLB1 and NLB5.</p> <p>The two conservation areas designated in the parish are located at Perranuthnoe and Goldsithney. Policy HCA 1 requires developers to conserve both non designated and designated heritage assets to ensure that new development complements the heritage character of the area, with the use of traditional</p>
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	<p>materials and skills being encouraged. The design policy BD1 € requires building materials and design which positively contributes to the character of the local landscape and settlement, using local stone and slate which enhances the local character.</p> <p>There are no direct references to the Conservation Areas within the policy wording however it is considered that sufficient protection and consideration in the heritage, AONB and design policies to ensure that good quality proposals are supported throughout the NDP which promote the use of local materials and consider the heritage value of the location.</p> <p>Listed buildings are referred to in policy HCA 2 where it is required that the significance of the heritage character is considered, to include all listed buildings and their setting. Early engagement with the parish council is encouraged to enable a clear understanding and assessment of any proposals. Due consideration must be given and heritage assets acknowledged within the design proposals of new development.</p> <p>Policy NLB 3 aims to protect the ancient mining sties and spoil heaps which is in accordance with the WHS policy P7. Protection is also afforded to the WHS designation in policies HCA 1 and 2. These policies place a strong value on the preservation of the outstanding universal value of the Mining Landscape WHS. Development proposal will need to demonstrate how they make positive contributions to the heritage character of the landscapes and settlements. Policy HCA1 refers directly and reinforces the requirements set out in the Cornwall and Devon WHS Management Plan.</p>
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Perranuthnoe Neighbourhood Plan SEA and HRA Screening Report

5. SEA Screening Outcome

- 5.1 As a result of the assessment in section 3.2, it is unlikely there will be any significant environmental effects on European Sites arising from the Perranuthnoe NDP and HRA is therefore not required.
- 5.2 The assessment in table 4.3 does not reveal any significant effects in the environment resulting from the Perranuthnoe NDP. The plan is of a small scale with no allocated sites for development proposed. The environmentally sensitive areas identified in Table 4.2 (11) will not be affected by the policies of the NDP as there is sufficient policy protections both within the NDP and within policies 23 and 24 of the CLP. Habitats Regulation Assessment appropriate assessment is not required. SEA is therefore not required.

The maps and other information accompanying this screening report should help to provide the evidence base for this SEA screening report.

Appendix 4: Neighbourhood Plan Vision, Objectives and Policies

Please see appended Neighbourhood Plan Vision, Objectives and Policies document

