

**Pelynt Parish Neighbourhood
Development Plan 2024 to 2030**

BASIC CONDITIONS STATEMENT



**Pelynt
Trelawny's Parish**

AUGUST 2024

Pelynt Parish Neighbourhood Development Plan Proposal

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

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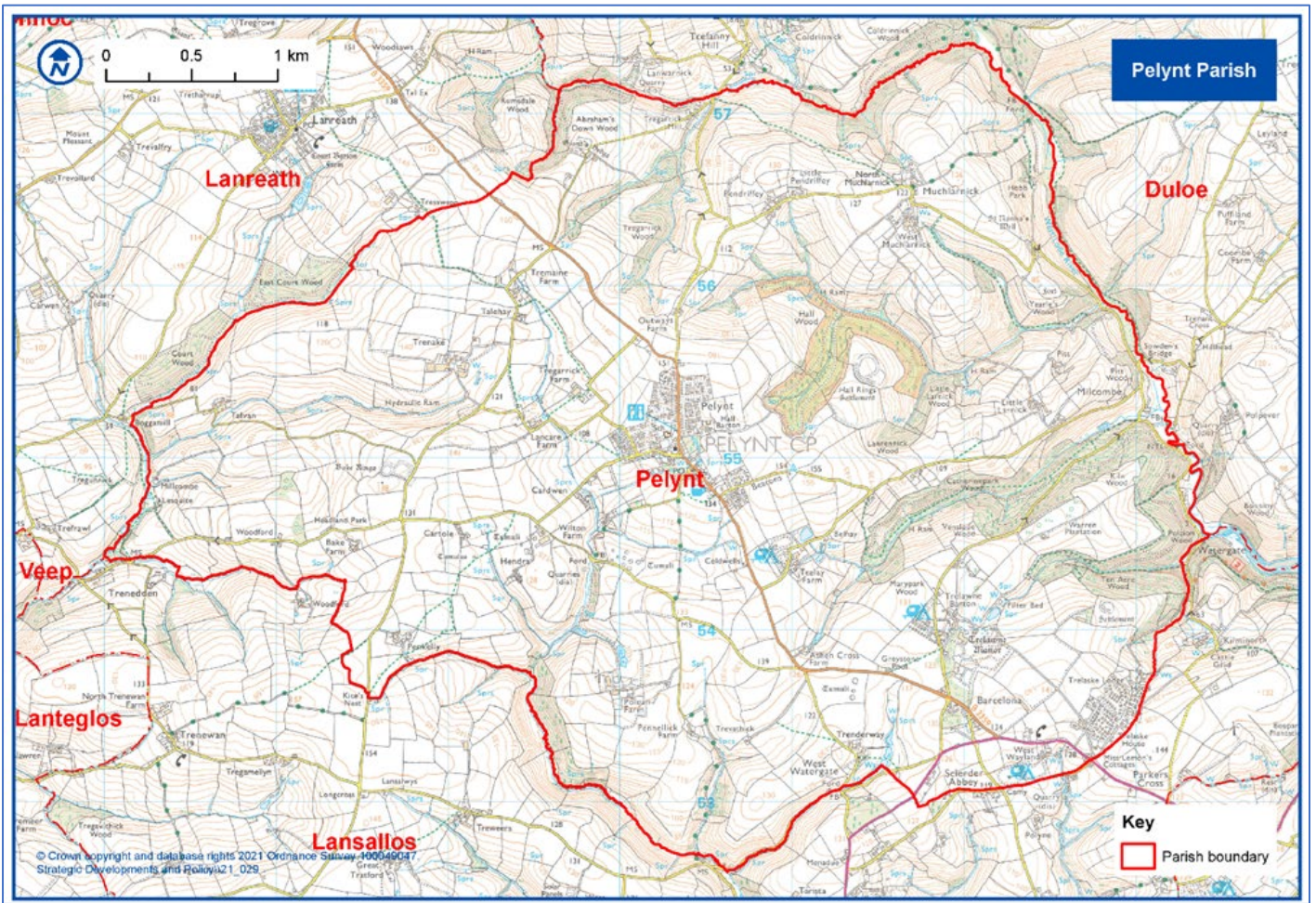


Figure 1: The Pelynt Parish NDP Designated

1. Introduction

- 1.1 As part of the formal submission of the Pelynt Parish Neighbourhood Development Plan for examination there is a need for the Pelynt Parish Council, as the ‘qualifying body’ to demonstrate that it has complied with a series of ‘basic conditions’ as set out in the Town and Country Planning Act 1990 (as amended). Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (‘the Regulations’) requires a submission Neighbourhood Development Plan to be submitted with a statement explaining how the proposed Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).
- 1.2 This document shows how Pelynt Parish Neighbourhood Development Plan meets the requirements of each legal test.
- 1.3 Paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the basic conditions that the Pelynt Parish Neighbourhood Development Plan must comply with.
- 1.4 Paragraph 8(1) states that the examiner must consider:

- a) whether the draft Neighbourhood Development Plan meets the basic conditions (see sub-paragraph (2)),
- b) whether the draft Neighbourhood Development Plan complies with the provisions made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act,
- c) whether any period specified under section 38B of the Planning and Compulsory Purchase Act is appropriate,
- d) whether the area for any referendum should extend beyond the Neighbourhood plan area to which the draft Neighbourhood Development Plan relates, and
- e) such other matters as may be prescribed.

- 1.5 Paragraph 8(2) sets out the basic conditions and requires that a draft neighbourhood development plan:

- 1. Has regard to national policies and advice**
- 2. Contributes to sustainable development**
- 3. Is in general conformity with the strategic policies in the relevant Development Plan**
- 4. Is not in breach and is otherwise compatible with EU obligations and Human Rights requirements.**

- 1.6 In addition, all Neighbourhood Development Plan must meet the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. This means that they must either produce an environmental assessment report in accordance with the regulations or, where a plan is unlikely to have significant environmental effects, a statement that sets out the reasons for that decision.
- 1.7 Paragraph 15(1)(e) of The Neighbourhood Planning (General) Regulations 2013 (as amended) states that the Pelynt Neighbourhood Development Plan must include -

- (e)(i) an environmental report prepared in accordance with paragraphs (2) and (3) of Regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or
- (ii) where it has been determined under Regulation 9(1) of those Regulations that the plan proposal or the modification proposal is unlikely to have significant environmental effects (and accordingly does not require an environmental assessment), a statement of reasons for the determination.

2. Statement of General Legal Compliance

- 2.1 This draft Plan is submitted by Pelynt Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Development Plan for its own area. The Plan has been prepared by the Pelynt Parish Neighbourhood Development Plan (NDP) Steering Group, on behalf of Pelynt Parish Council.
- 2.2 The whole Parish of Pelynt Parish has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 (part 2, S6) and approved by Cornwall Council on 1st September 2021. A copy of the formal notices of designation is included at [Appendix 1](#).
- 2.3 The draft Neighbourhood Development Plan contains policies relating to the development and use of land within the Neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Parish and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning Regulations 2012 and the Neighbourhood Planning Act 2017.
- 2.4 The draft Plan identifies the period to which it relates as 2024 to 2030. The draft Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Parish and Country Planning Act 1990.
- 2.5 The draft Plan relates only to the Parish of Pelynt as shown on the map on page 2 above. It does not relate to more than one Neighbourhood area. There are no other Neighbourhood Development plans in place within the Neighbourhood area.

Requirement	Interpretation	Pelynt Parish response
4B8(1)(a) Whether the draft Neighbourhood plan meets the basic conditions	This requires Pelynt Parish to prove compliance with paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended).	This is considered in detail in later sections of this statement.
4B8(1)(b) Whether the Neighbourhood plan complies with Sections 38A & 38B of the Compulsory Purchase Act 2004 (as amended)	This requires the Pelynt Parish draft NDP to comply with Sections 38A & 38B of the Planning and Compulsory Purchase Act 2004 (as amended). Section 38A sets out the meaning of “Neighbourhood Development Plan”.	Compliance with Sections 38A and 38B is demonstrated in the following rows.
	Section 38A (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.	The Pelynt Parish Neighbourhood Development Plan has been submitted by Pelynt Parish Council, the qualifying body (as defined in the Localism Act 2011).
	(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 of any	The Pelynt Parish Neighbourhood Development Plan sets out policies that relate to the development and use of land for the Neighbourhood Development Plan area covering the Parish of Pelynt, as designated by

Requirement	Interpretation	Pelynt Parish response
	part of a particular Neighbourhood area specified in the plan.	Cornwall Council on 1 st September 2021. The boundary of the Neighbourhood area is in Map 1 in the Pelynt Parish Neighbourhood Development Plan
	Section 38B (1)(a) A Neighbourhood Development Plan must specify the period for which it is to have effect.	The plan period of Pelynt Parish Neighbourhood Development Plan is from [2024 – 2030 [the Cornwall Local Plan end date]
	(b) may not include provision about development that is excluded development.	The Pelynt Parish Neighbourhood Development Plan does not contain policies relating to excluded development as defined in Section 61K - of the Planning and Compulsory Purchase Act 2004 (as amended).
	(c) may not relate to more than one Neighbourhood area.	The Pelynt Parish Neighbourhood Development Plan does not relate to more than one Neighbourhood area; it relates to the Neighbourhood Development Plan area as designated by Cornwall Council on 3 rd August 2021.
	(2) Only one Neighbourhood Development Plan may be made for each Neighbourhood area.	There are currently no other Neighbourhood Development Plan in place in this area.
	(3) If to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.	There are no identified conflicts within the Pelynt Parish Neighbourhood Development Plan.
	(4)(a) Regulations made by the Secretary of State may make provision-restricting the provision that may be included in the Neighbourhood Development Plans about the use of land. These Regulations are set out in The Neighbourhood Planning (General) Regulations 2012 (as amended).	The Neighbourhood Planning (General) Regulations 2012 (as amended) have been used to inform the preparation of the Pelynt Parish Neighbourhood Development Plan.

Requirement	Interpretation	Pelynt Parish response
	(b) Regulations made by the Secretary of State may make provisions requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations.	
4B8(1)(d) Town and Country Planning Act 1990 (as amended) whether the area for any referendum should extend beyond the neighbourhood area to which the neighbourhood development plan relates	This requires the examiner to consider whether the area for any referendum should extend beyond the Neighbourhood area to which it relates.	The Pelynt Parish Neighbourhood Development Plan relates to the land that falls within the Parish of Pelynt.
4B8(1)(e) such other matters as may be prescribed	This requires the examiner to consider any such other matters as may be prescribed.	There are no other prescribed matters.
Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018	These Regulations require an appropriate assessment of the Neighbourhood Development Plan to be carried out should the SEA and HRA screening opinion deem it necessary.	A screening opinion was carried out by Cornwall Council to determine whether a Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA) would be required in support of the Pelynt Parish Neighbourhood Development Plan. The SEA and HRA screening opinion has concluded that an appropriate assessment of the plan is not required.

3. Conformity with National Policies and Advice

3.1 The British Government is a signatory to the United Nations 2030 Agenda for Sustainable Development and its 17 Sustainable Development Goals:

Goal 1: End poverty in all its forms everywhere.

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

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

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

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

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

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

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

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

Goal 10: Reduce inequality within and among countries.

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

Goal 12: Ensure sustainable consumption and production patterns.

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

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

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

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

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

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

3.2 Following on from this, the UK Government's National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies contained in the NPPF constitute the Government's view of what sustainable development means in practice for the planning system.

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

an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

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

3.4 Flowing from these objectives, the NPPF sets a number of 'Core Principles' of land-use to which the Pelynt NDP must relate.

3.5 The Pelynt Parish NDP’s conformity with guidance given in the NPPF and thereby its contribution to the achievement of sustainable development is framed within the local community’s desire that growth should meet current and future needs in ways that contribute to tackling climate change, retain the distinctive urban, rural and heritage characteristics of the Parish, and enhance the natural environment, as expressed in the overarching vision of the NDP which is:

‘... to create a healthy, well-designed, and well-connected community that is a pleasant and tranquil place to live, work and visit for people of all ages and abilities. We aim to meet the needs and aspirations of residents by providing a diverse range of homes, jobs and community facilities. Our parish will be set in a beautiful environment that values its heritage, landscape and biodiversity. We are committed to addressing the causes of climate change and enhancing our resilience through sustainable practices and adaptive measures, ensuring a vibrant and sustainable future for all’.

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

3.7 All of the policies in this Neighbourhood Development Plan have been drafted with consideration of the Core Principles set out in the NPPF and associated advice.

3.8 The detailed consideration of all policies in the Pelynt Parish Neighbourhood Development Plan policies in Figure 1 below demonstrates how each is in conformity with the NPPF and associated advice.

Figure 1: How Pelynt Parish NDP Objectives and Policies relate to the NPPF Core Principles		
NPPF Core Principle	Pelynt Neighbourhood Development Plan objectives	Relevant Pelynt NDP policies
<i>Delivering a sufficient supply of homes</i>	<p>Housing Objectives</p> <p>a. Provide for an appropriate amount of new housing to meet local needs and local demand, in a mix that includes good quality locally distinctive homes for elderly villagers, young singles, couples and families needing their first home.</p> <p>b. Contribute to the housing and employment needs of the Looe-Liskeard Community Network Area.</p>	<p><i>Policy H 1 – New Housing Development at Pelynt Village</i> supports new housing development adjacent to the current boundaries of the village and encourages the conversion of redundant buildings, to meet housing need.</p> <p><i>Policy H 2 – New Housing Development in the Countryside</i> supports residential development in the countryside and in hamlets and groups of dwellings where it is sustainable and of a scale and form suitable for their remote location.</p> <p><i>Policy H 3 – Housing Mix</i> provide for a mix of formats, sizes and tenures of dwellings to ensure a range of housing choices are available to meet the identified housing needs in the Parish.</p> <p><i>Policy H 4 - Community Led, Self and Custom Build Housing</i> supports different innovative routes to affordable housing in accordance with the NPPF definition of</p>

		other affordable routes to home ownership.
<i>Building a strong, competitive economy</i>	<p>Business & Jobs Objectives</p> <p>a. Support, strengthen and diversify the wider local economy and local businesses, particularly in agriculture, tourism, leisure and light industry at a scale appropriate to the area.</p> <p>b. Support opportunities for local people to access local employment.</p>	<p><i>Policy BE 1 - Small Business Development</i> sets criteria supporting new commercial space and expansions to existing commercial premises, conversions of existing buildings and live/work units.</p> <p><i>Policy BE 2 - Supporting Home Based Businesses and Working from Home</i> recognises the growth in home working and supports such businesses where expansion leads to the need for planning permission.</p> <p><i>Policy BE 3 - Farm Business Diversification and Policy BE 4 - Rural Tourism</i> support business diversification and tourism growth in a sustainable manner, without having an adverse effect on the local environment and community.</p>
<i>Ensuring the vitality of town centres</i>	Not appropriate for Pelynt Parish	
<i>Promoting healthy and safe communities</i>	<p>Community Facilities & Infrastructure Objectives</p> <p>a. Ensure that community facilities, open space and recreation provision, and infrastructure are retained, enhanced and/or improved to meet the changing needs of all parts of the local community.</p> <p>b. Ensure new development is appropriate in scale to the ability of infrastructure to support it.</p> <p>c. Support measures to deliver healthcare locally where possible and meet the needs of elderly people for suitable housing.</p> <p>d. Maintain and enhance the health and wellbeing of the community through development.</p>	<p><i>Policy CF 1 – Protection and Enhancement of Community Facilities</i> aims to help protect and enhance existing facilities and encourages diversification and improvement in the range of services.</p> <p><i>Policy CF 2 – Education and Health Provision</i> supports more education and health provision subject to criteria to ensure that it is well conceived and minimises traffic impacts.</p> <p><i>Policy CF 3 - Protection and Enhancement of Open Space and Recreation</i> protects existing R&OS provision, identifies gaps, and sets standards for future provision.</p> <p><i>Policy DH 1 - Design Principles</i> supports new sustainable development that incorporates design features that minimise the fear of crime; minimise opportunities for crime and anti-social behaviour; and support personal and property security by application of ‘Secure by Design’ standards.</p>
<i>Promoting sustainable transport</i>	<p>Community Facilities & Infrastructure Objectives</p> <p>a. Ensure new development is appropriate in scale to the ability of infrastructure to support it.</p>	<i>Policy CF 4 – Transport, Highways and Communications</i> supports developments which are located and designed to promote active travel and access to public transport.

		<i>Policy CF 5 - Footways, Pedestrian Links, Public Rights of Way</i> offers a measure of protection to existing routes and supports development where there are existing or achievable safe walking routes to public transport, services and facilities which are to a standard which is accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access';
<i>Supporting high quality communications</i>	Business & Jobs Objectives c. Encourage improvement of digital connectivity.	<i>Policy CF 1 – Protection and Enhancement of Community Facilities</i> aims to help protect and enhance existing facilities and encourages diversification and improvement in the range of services.
<i>Making effective use of land</i>	Taken together, the vision and objectives of the Pelynt Parish NDP aim to promote the effective use of land for development to meet housing, employment, and social needs requirements of the area, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.	All
<i>Achieving well-designed and beautiful places</i>	Environment & Heritage Objectives c. Improve the quality of design of all development and change within the plan area.	<i>Policy DH 1 - Design Principles</i> supports new sustainable development where the design has been informed by the principles and processes set out in the Cornwall Design Guide 2021 and takes into account local characteristics.
<i>Protecting Green Belt land</i>	Not appropriate for Pelynt Parish	None
<i>Meeting the challenge of climate change, flooding and coastal change</i>	Climate Change Objectives a. Support local actions to tackle the causes and effects of climate change b. Encourage new development to incorporate on site provision of renewable energy, low energy and low carbon technologies. c. Encourage public transport facilities and non-motorised parish travel with safer walking routes within the village and parish.	<i>Policy CC 1 Sustainable Design and Low Carbon Heat</i> seeks to support the Cornwall Climate Emergency DPD Policy SEC1, encourage retrofit of low carbon heating and cooling solutions to existing buildings and incorporate in development measures to sustainably minimise waste or improve the management of resources. <i>Policy CC 2 - Local Energy Storage</i> encourages the provision of infrastructure to support renewable energy generation and use and sets the criteria by which such proposals can be accommodated without harming various planning interests <i>Policy CC 3 Community Led Renewable Energy</i> supports proposals for community led renewable energy schemes.

		<p><i>Policy CC 4 Wind Energy and Policy CC 5 Ground Mounted Solar PV support Cornwall Climate Emergency DPD Policy RE1 for renewable energy development.</i></p> <p><i>Policy CC 6 - Sustainable Drainage Development supports development which comply with CEDPD policy CC4 and include one or more Sustainable Drainage Systems (SuDS) design features.</i></p> <p><i>Policy CC 7 - Natural Flood Management Solutions supports measures to manage flooding which require planning permission which contribute additional biodiversity and recreational benefits wherever possible, and comply with CEDPD Policy CC3.</i></p> <p><i>Policy CF 4 – Transport, Highways and Communications supports developments which are located and designed to promote active travel and access to public transport.</i></p>
<p><i>Conserving and enhancing the natural environment</i></p>	<p>Environment & Heritage Objectives</p> <p>a. Retain and enhance the highly valued natural environment, habitat and landscape of the Parish.</p>	<p><i>Policy NE 1- Landscape encourages development to take account of, mitigate the impacts on, and where possible enhance the characteristic, distinctive landscape features of Pelynt Parish.</i></p> <p><i>Policy NE 2 - Biodiversity supports new development where it is in accordance with Policy G2 of the Cornwall Climate Emergency DPD, and specifies that the receptor site for any local offsite biodiversity gains should focus on the Local Nature Recovery Network</i></p> <p><i>Policy NE 3 - Trees, Cornish Hedges and Hedgerows asks new development to retain and incorporate trees and Cornish Hedges or hedgerows into their overall design. It requires that adverse impacts on ancient woodland and veteran trees, European and UK protected species and Biodiversity Action Plan habitats and species be avoided wherever possible, and that when proposals involve Cornish Hedges, the local stone facing patterns and stone type should be retained and/or replicated.</i></p> <p><i>Policy NE 4 - Dark Skies supports development which takes into account and includes measures to preserve the</i></p>

		characteristically dark rural sky over the parish.
<i>Conserving and enhancing the historic environment</i>	Environment & Heritage Objectives b. Protect and enhance the architectural and historic character of the area.	<i>Policy DH 2 – Heritage, Design & Cornish Distinctiveness</i> seeks to ensure that new proposals draw their design inspiration from the local historic context and fit well within existing character and form, and to encourage opportunities to reverse previous harm to local character. <i>Policy NE 1- Landscape</i> encourages development to take account of, mitigate the impacts on, and where possible enhance the characteristic, historic landscape features of Pelynt Parish, and the setting and significance of heritage assets.
<i>Facilitating the sustainable use of minerals</i>	Not appropriate for Pelynt Parish	None

4. Contribution to the Achievement of Sustainable Development

- 4.1 By having regard to national policy and advice [in the form of the NPPF] and following the local community’s aspirations as expressed in the NDP Vision derived from community consultation, the Pelynt Parish NDP make a clear contribution to the achievement of sustainable development.
- 4.2 The detailed consideration of the likely outcomes of all policies in the Pelynt Parish Neighbourhood Development Plan in Figure 2 below demonstrates how each contributes to the social, economic and environmental objectives for sustainable development set in the NPPF:

Figure 2: How Pelynt Parish NDP Policies Achieve Sustainable Development			
Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
Policy CC 1 Sustainable Design and Low Carbon Heat	Increased re-use and recycling of resources. Reduced fuel poverty, and improved social equality.	Increased production and consumption of renewable energy.	Reduced use of fossil fuels and consequent release of ‘greenhouse’ gasses. Improved efficiency of use of natural resources.
Policy CC 2 - Local Energy Storage	Reduced energy poverty. Moves to off-grid systems supported. Improved electricity infrastructure leading to improved take up of electric vehicles.	Improved local electricity infrastructure and energy security. Moves to off-grid systems supported. Supports tourism businesses to attract clientele owning EVs.	De-carbonised local development. Batteries in buildings suitable for rural locations.

Figure 2: How Pelynt Parish NDP Policies Achieve Sustainable Development

Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
Policy CC 3 Community Led Renewable Energy	Community ownership/shares in renewable energy and/or cheaper energy bills. Improved take up of electric vehicles.	Reduced energy costs. Additional local disposable income.	Reduced greenhouse gas emission. Avoidance of inappropriate energy plant.
Policy CC 4 Wind Energy	Health impacts of climate change reduced by contributing to renewable energy needs. Reduced fuel poverty.	Opportunities for local business and income generation. Improved energy security. Moves to off-grid systems supported.	Reduced greenhouse gas emission. Protects Landscape protected from impacts of inappropriate energy plant. De-carbonised local development.
Policy CC 5 Ground Mounted Solar PV	Health impacts of climate change reduced by contributing to renewable energy needs. Reduced fuel poverty.	Opportunities for local business and income generation. Improved energy security. Moves to off-grid systems supported.	Reduced greenhouse gas emission. Protects Landscape protected from impacts of inappropriate energy plant. De-carbonised local development.
Policy CC 6 - Sustainable Drainage	Safety of human health from flooding and pollution. Potential for additional recreational opportunities.	Improved business security, efficient wastewater management.	Water quality habitat protected. Destructive flooding and pollution avoided. Potential for additional biodiversity, impacts of climate change mitigated. Sustainable drainage, energy conservation and generation measures incorporated in new development.
Policy CC 7 - Natural Flood Management Solutions	Reduced groundwater flood risks to human health. Amenity benefits, including additional public open space integrating with cycling and walking routes.	Local distinctiveness and rural tourism contributed to. Funding opportunities for landowners. Aids rural industries that involve land management responsibilities.	Water quality habitat protected. Reduced need for hard, engineered drainage systems, ecological benefits, capacity of piped systems protected, additional habitat and biodiversity benefits.

Figure 2: How Pelynt Parish NDP Policies Achieve Sustainable Development

Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
Policy H 1 – New Housing Development at Pelynt Village	Local housing and employment needs supported; CLP Policy 9 facilitated. Affordable housing needs addressed. Wider opportunities for home ownership and creation of inclusive and mixed.	Opportunities for local builders. Additional income for businesses reliant on local trade. Reduced costs and increased affordability for local people.	Local character, landscape qualities, the identity and historic settlement pattern of the village preserved. Setting of listed and unlisted heritage assets protected. Local biodiversity, traffic conditions addressed.
Policy H 2 – New Housing Development in the Countryside	Isolated development avoided. Small communities strengthened.	Viability of rural services supported. Business opportunities for local builders and craftsmen to support local economy.	Isolated development requiring more and longer car journeys avoided.
Policy H 3 – Housing Mix	Needs of all members of the community addressed locally.	Opportunities for local builders. Additional income for businesses reliant on local trade.	Small scale character and appearance of the village maintained.
Policy H 4 - Community Led, Self and Custom Build Housing	Affordable housing needs addressed. Community and individual empowerment enabled and enhanced. Self-help through self-build encouraged.	‘Sweat equity’ released. Reduced costs and increased affordability for local people.	Small scale character maintained, support for additional and innovative building techniques that enhance biodiversity and minimise climate impacts.
Policy BE 1 - Small Business Development	Local employment and income generated.	Sustainable growth and expansion of businesses: local incomes generated.	Sensitive features including heritage buildings and biodiversity interests and amenity of residential properties protected.
Policy BE 2 - Supporting Home Based Businesses and Working from Home	Flexible working practices embraced.	Economic base broadened, support for sustainable economic growth.	Adverse environmental impacts avoided or mitigated.
Policy BE 3 - Farm Business Diversification	Job opportunities created.	Agricultural sector supported, underpinning local economy. Business diversification opportunities supported.	Agricultural sector supported, underpinning maintenance of local landscape. Eco-friendly farming techniques encouraged.

Figure 2: How Pelynt Parish NDP Policies Achieve Sustainable Development

Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
Policy BE 4 - Rural Tourism	Facilities provided which can also be used by the local resident community. Employment opportunities.	Additional visitor spending in the local economy.	Fabric of heritage assets maintained. Improved respect and understanding for the character of the countryside. Green infrastructure supported.
Policy NE1: Landscape	Local distinctiveness promoted and reinforced, generating sense of place and belonging. Psychological and social well-being supported. Community enjoyment of places, their sense of place and local distinctiveness, and sense of belonging to a particular place and community improved.	Landscape and historic environment aspects of local distinctiveness and rural tourism supported.	The context, setting and significance of heritage assets and their legibility in the landscape preserved. Impacts of development on AGLV, and nearby National Landscape [former AONB] minimised. Setting of heritage features, range of habitat and biodiversity supported.
Policy NE 2 - Biodiversity	Important character forming aspects of the local landscape are protected. Quality and sense of place secured. Community health and well-being enhanced.	Environmental quality and reputation, key factors in tourism and inward investment, protected. Better quality of design encouraged.	Habitat and biodiversity preserved/enhanced.
Policy NE 3 - Trees, Cornish Hedges and Hedgerows	Important character forming aspects of the local landscape are protected. Better quality of design encouraged. Quality and sense of place secured. Well-being enhanced.	Environmental quality and reputation, key factors in tourism and inward investment, protected.	Landscape setting for settlements, heritage assets, and habitat and biodiversity preserved and enhanced.
Policy NE 4 - Dark Skies	Enhanced community enjoyment and appreciation of their environment, improved quality of life and creative inspiration;	Sustainable environment focused tourism supported.	Reduced energy wastage from unnecessary or excessive lighting. More natural environment for both nocturnal and

Figure 2: How Pelynt Parish NDP Policies Achieve Sustainable Development

Policy & Title	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
	promotes health through improved sleep patterns and reduced stress.		diurnal animals provided.
Policy DH 1 - Design Principles	Enhanced sense and quality of place and pride in community. Community safety supported.	Enhanced sense and quality of place that attracts visitors.	
Policy DH 2 – Heritage, Design & Cornish Distinctiveness	Local distinctiveness promoted and reinforced, sense of place and belonging generated.	Historic environment aspects of local distinctiveness and rural tourism supported.	Local character and history, and the identity of local surroundings and materials reflected in design in the historic core.
Policy CF 1 – Protection and Enhancement of Community Facilities	Continued and enhanced access to community and cultural activity and events supporting greater community cohesion and well-being.	Community enterprise supported and new opportunities created.	Reduced need to travel to facilities by car. Efficiency of community buildings enhanced. Reduced carbon footprint.
Policy CF 2 – Education and Health Provision	LA, volunteer and private investment in education and health provision supported. Improved educational and health outcomes for residents and people from wider catchment.	Improved skills, education, medical training, and research opportunities. Higher value businesses and jobs attracted.	Economic and social improvements obtained in sustainable ways that minimise environmental harm.
Policy CF 3 - Protection and Enhancement of Open Space and Recreation	Community health and mental well-being supported.	Additional facilities to support of tourism provided.	Landscape character, habitat and biodiversity supported.
Policy CF 4 – Transport, Highways and Communications	Access to services and employment enhanced.	Access to employment enhanced. Additional facilities to support of tourism provided.	Retention/enhancement of important part of existing green infrastructure network.
Policy CF 5 - Footways, Pedestrian Links, Public Rights of Way	Healthy recreation opportunities enhanced. Improved disability access and social cohesion.	Existing routes to work and services retained. Tourism assets maintained and enhanced.	Retention/enhancement of important part of existing green infrastructure network.

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

- 5.1 The Pelynt Parish NDP must show that it is in general conformity with the statutory Development Plan for the local authority area concerned. The Development Plan currently in force for the Pelynt Parish NDP Designated Area comprises three local plan documents, prepared by Cornwall Council:
1. Cornwall Local Plan (2016)
 2. Site Allocations DPD (2019)
 3. Climate Emergency DPD (2023)
- 5.2 In Cornwall, all of the policies in the Cornwall Local Plan, the Site Allocations DPD and the Climate Emergency DPD are considered to be strategic policies.
- 5.3 All of the policies in this Neighbourhood Development Plan have been drafted with consideration of the local planning policies set out in the Cornwall Local Plan and associated documents.
- 5.4 The detailed consideration of all policies in the Pelynt Parish Neighbourhood Development Plan policies below demonstrates how each is in conformity with Local Planning Policy and associated documents.

Cornwall Local Plan 2016		
Cornwall Local Plan Policy	Pelynt Parish NDP Policies	Comments
Policy 1 Sustainable Development	All policies of the Pelynt Parish NDP.	The Cornwall Local Plan policy sets out the criteria by which development proposals will be considered to deliver sustainable development. The policies of the Pelynt Parish NDP complement this policy based on locally specific evidence and the vision, objectives and spatial strategy included within it.
Policy 2 – Spatial Strategy	Policy H 1 – New Housing Development at Pelynt Village Policy H 2 – New Housing Development in the Countryside	Policy H1 and H2 have been prepared to be in accordance with this policy. The Cornwall Local Plan policy focuses most development on sustainable locations according to the ‘Settlements: Hierarchy and Settlement Categories: 2012 Update’ in its evidence base, and the Pelynt Parish NDP will not undermine that strategy as it treats the village as ‘a rural service centre that performs an important role in its local area’.
Policy 2a – Key Targets	Housing section of Pelynt NDP opening narrative on the housing requirements and the strategy for delivery.	The Cornwall Local Plan identifies long term strategic growth being focused in nearby Liskeard, with an apportionment of 1500 to be shared across the surrounding rural area. The Pelynt Parish NDP recognises that the rural apportionment has already been exceeded but its strategy and policies allows for continuing infill, rounding-off, PDL and rural exception development to meet current needs. They

Cornwall Local Plan 2016		
Cornwall Local Plan Policy	Pelynt Parish NDP Policies	Comments
	<p>Policy H 1 – New Housing Development at Pelynt Village</p> <p>Policy H 2 – New Housing Development in the Countryside</p>	therefore do not conflict with Cornwall Local Plan strategic policy.
Policy 3 – Role and Function of Places	<p>Policy H 1 – New Housing Development at Pelynt Village</p> <p>Policy H 2 – New Housing Development in the Countryside</p> <p>Policy BE 1 - Small Business Development</p> <p>All policies of the neighbourhood plan are also relevant.</p>	Policy H1 and H2 have been prepared to be in accordance with Paragraph 3 of this policy. The Pelynt NDP policies treats the village as ‘a rural service centre that performs an important role in its local area’ and allow for continuing infill, rounding-off, PDL and rural exception development to meet current housing needs and support small scale employment development. They therefore do not conflict with Cornwall Local Plan strategic policy.
Policy 4 – Shopping, Services and Community Facilities	<p>Policy CF 1 – Protection and Enhancement of Community Facilities</p> <p>Policy CF 2 – Education and Health Provision</p> <p>Policy CF 3 - Protection and Enhancement of Open Space and Recreation</p>	The Cornwall Local Plan states that retail and leisure proposals in locations such as Pelynt Parish will be expected to be of an appropriate scale and character and makes provision in Policy 4.4 for their retention. The identified policies in Pelynt Parish NDP seek to identify which sites CLP Policy 4.4 should apply to, encourages their enhancement, and supports further provision. They therefore do not conflict with Cornwall Local Plan strategic policy.
Policy 5 – Business and Tourism	<p>Policy BE 1 - Small Business Development</p> <p>Policy BE 2 - Supporting Home Based Businesses and Working from Home</p> <p>Policy BE 3 - Farm Business Diversification</p>	The Cornwall Local Plan specifically states that proposals for growth will be expected to include provision for employment land and premises to meet local needs. Policies of the Pelynt Parish NDP support the expansion of existing businesses, encourage provision for new growth, and help to facilitate farm diversification and the growth of appropriate forms of tourism. They therefore do not conflict with Cornwall Local Plan strategic policy.

Cornwall Local Plan 2016		
Cornwall Local Plan Policy	Pelynt Parish NDP Policies	Comments
	Policy BE 4 - Rural Tourism	
Policy 6 – Housing Mix	Policy H 3 – Housing Mix	The Cornwall Local Plan policy states that new housing developments of 10 dwellings or more (5 in rural areas) should include an appropriate mix of house size, type, price and tenure to address identified needs and market demand to support mixed communities. Pelynt Parish NDP Policy 3 supports this by encouraging development in a balanced mix of dwelling size, type and tenure required based on its assessment of current demographic, housing need and market information. It therefore does not conflict with Cornwall Local Plan strategic policy.
Policy 7 – Housing in the Countryside	Policy H 2 – New Housing Development in the Countryside	The Cornwall Local Plan policy states the development of new homes in open countryside will only be permitted where there are special circumstances. Pelynt Parish NDP Policy supports housing development where it meets the requirements of Policies 3 and/or 7 of the Cornwall Local Plan or policy AL1 of the Climate Emergency DPD, thus giving priority to protecting and enhancing the countryside from inappropriate development. It also provides criteria to guide appropriate rural housing to ensure it is sustainable. It therefore does not conflict with Cornwall Local Plan strategic policy.
Policy 8 – Affordable Housing	Policy H 1 – New Housing Development at Pelynt Village Policy H 4 - Community Led, Self and Custom Build Housing	Pelynt Parish NDP Policy H1 supports CLP Policy 8 by supporting continuing rounding-off and PDL development. Policy H4 encourages community led and self-build which could be part of CLP Policy 8 provision. They therefore do not conflict with Cornwall Local Plan strategic policy.
Policy 9 – Rural Exception Sites	Policy H 1 – New Housing Development at Pelynt Village Policy H 4 - Community Led, Self and Custom Build Housing	The Cornwall Local Plan states that development proposals on sites outside of but adjacent to the existing built up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing for local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the

Cornwall Local Plan 2016		
Cornwall Local Plan Policy	Pelynt Parish NDP Policies	Comments
		settlement and appropriate in scale, character and appearance. Pelynt Parish NDP Policy H1 supports this approach adding that such proposals should be within a safe, off-road walking distance from the village, be 'tenure blind' such that market and affordable homes are indistinguishable in design, materials and form, and where feasible also deliver some homes that are accessible and suitable for older or less mobile residents, including those that may require an overnight carer. NDP Policy H4 encourages community led and self-build which could be part of CLP Policy 9 provision. They therefore do not conflict with Cornwall Local Plan strategic policy.
Policy 12 – Design	Policy DH 1 - Design Principles Policy DH 2 – Heritage, Design & Cornish Distinctiveness	The Cornwall Local Plan policy identifies criteria against which proposals will be judged 'achieving high quality, safe, sustainable and inclusive design'. The Pelynt Parish NDP policies complement this policy by adding local context.
Policy 13 – Development standards	Policy DH 1 - Design Principles Policy CF 3 - Protection and Enhancement of Open Space and Recreation Policy CC 6 - Sustainable Drainage Policy CC 7 - Natural Flood Management Solutions	The Cornwall Local Plan policy calls for new development to be built to appropriate design and layout standards in order to protect and enhance the quality and value of the built environment and ensure provision is made for surface water management. Pelynt Parish NDP Policy DH 1 aims to ensure a high standard of design, based on the principles of the Cornwall Design Guide, whilst addressing local concerns and conditions. Policy CF 3 sets a standard to ensure that new development is matched by appropriate provision of recreational open space, whilst CC 6 and CC 7 encourage the inclusion of appropriate drainage solutions. They therefore complement Cornwall Local Plan strategic policy.
Policy 14 - Renewable and low carbon energy	Policy CC 2 - Local Energy Storage Policy CC 3 Community Led Renewable Energy	The Cornwall Local Plan policy sets criteria for the support of renewable and low carbon energy. Pelynt Parish NDP policies support and complement this policy by setting local criteria, based on local evidence and the evidence base and policies of the Cornwall Climate Emergency DPD.

Cornwall Local Plan 2016		
Cornwall Local Plan Policy	Pelynt Parish NDP Policies	Comments
	<p>Policy CC 4 Wind Energy</p> <p>Policy CC 5 Ground Mounted Solar PV</p>	
Policy 16 – Health and Wellbeing	<p>Policy CF 1 – Protection and Enhancement of Community Facilities</p> <p>Policy CF 2 – Education and Health Provision</p> <p>Policy CF 3 - Protection and Enhancement of Open Space and Recreation</p>	The Cornwall Local Plan requires the health and wellbeing of Cornwall’s communities, residents, workers and visitors to be protected. Pelynt Parish NDP policies CF 1 to CF 3 support new and/or improved community facilities, gives details on which community facilities will be strongly supported, and sets standards for new provision of recreation and open space. They therefore complement Cornwall Local Plan strategic policy.
Policy 21 – Best use of land and buildings	<p>Policy H 1 – New Housing Development at Pelynt Village</p> <p>Policy H 2 – New Housing Development in the Countryside</p>	The Cornwall Local Plan states that to ensure the best use of land, encouragement will be given to sustainably located proposals. Pelynt Parish NDP Policy H 1 focuses new housing development on Pelynt village, whilst under H 2, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals will be supported where it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can be demonstrated that it needs to be located in the countryside. They therefore do not conflict with Cornwall Local Plan strategic policy.
Policy 22 European Protected sites		There is no need for the Pelynt Parish NDP to address this matter as it is adequately addressed in the local development plan documents and the Pelynt Parish NDP will not undermine that strategy.
Policy 23 Natural Environment	<p>Policy NE 1- Landscape</p> <p>Policy NE 2 - Biodiversity</p> <p>Policy NE 3 - Trees, Cornish Hedges and Hedgerows</p>	The Cornwall Local Plan states that development proposals will need to sustain distinctiveness and character and protect the environment where possible, enhance Cornwall’s natural environment and assets according to their international and local significance. Pelynt Parish NDP provides a more locally distinct set of policies which support the

Cornwall Local Plan 2016		
Cornwall Local Plan Policy	Pelynt Parish NDP Policies	Comments
	<p>Policy NE 4 - Dark Skies</p> <p>Policy DH 1 - Design Principles</p> <p>Policy DH 2 – Heritage, Design & Cornish Distinctiveness</p>	<p>adopted Local Plan policies, for example through reference to characteristic, distinctive and historic landscape features of Pelynt Parish, its biodiversity, the very dark skies, and the heritage features that are distinctive to the area. They therefore complement Cornwall Local Plan strategic policy.</p>
<p>Policy 24 Historic Environment</p>	<p>Policy DH 2 – Heritage, Design & Cornish Distinctiveness</p>	<p>The Cornwall Local Plan states that development proposals will be permitted where they will sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings. Pelynt Parish NDP Policy DH 2 calls for new development to be influenced by the distinctive historic architectural, design and cultural traditions established in the surrounding character area, and therefore complements the Local Plan.</p>
<p>Policy 25 Green Infrastructure</p>	<p>Policy NE 2 - Biodiversity</p>	<p>The Cornwall Local Plan states that the existing green infrastructure network in Cornwall, which is important to recreation, leisure, community use, townscape and landscape quality and visual amenity will be protected and enhanced. Development proposals should contribute to an enhanced connected and functional network of habitat, open spaces and waterscapes. Pelynt Parish NDP Policy NE 2 supports development which protects and enhances local wildlife species and habitats, delivers a net gain in biodiversity, and accords with Policy G2 of the Cornwall Climate Emergency DPD. It says that receptor site choices for any local offsite biodiversity gains should have regard to the Local Nature Recovery Network. It therefore complements Cornwall Local Plan strategic policy.</p>
<p>Policy 26 Flood Risk Management and Coastal Change</p>	<p>Policy CC 6 - Sustainable Drainage</p> <p>Policy CC 7 - Natural Flood Management Solutions</p>	<p>This policy sets out requirements for proposals to identify how on-site drainage will be managed so as not to cause or exacerbate flooding elsewhere. Policies in the Climate Emergency DPD also address this issue. Pelynt Parish NDP policies CC 6 and CC7 supports the Local Plan policy and Climate Crisis</p>

Cornwall Local Plan 2016		
Cornwall Local Plan Policy	Pelynt Parish NDP Policies	Comments
		DPD by adding detail for example in regard to rainwater harvesting, working with the local topography, and incorporating methods which contribute additional biodiversity and recreational benefits. They therefore complement Cornwall Local Plan strategic policy.
Policy 27 – Transport and Accessibility	Policy CF 4 – Transport, Highways and Communications Policy CF 5 - Footways, Pedestrian Links, Public Rights of Way	The Cornwall Local Plan requires development to be located and / or incorporate a mix of uses so that the need for travel will be minimised and the use of sustainable transport modes can be maximised. The Pelynt Parish NDP reinforces this requirement at a local level.
Policy 28 - Infrastructure	All policies of the Pelynt Parish NDP.	The Cornwall Local Plan requires that all new proposals for development will be required to demonstrate that the necessary on and off-site infrastructure capacity required to support the development and to mitigate the impact of it on existing infrastructure exists or will exist prior to that development being occupied. All the policies in the Pelynt Parish NDP accord with this strategy.
Cornwall Local Plan Policies that are not generally included in Neighbourhood Plans		
Policy 10 - Viability	No specific policies apply	These policies in the Cornwall Local Plan are not generally included in Neighbourhood Plans, some cover excluded development (for example minerals and waste), others are matters that are generally managed at a Cornwall level. There is no need for the Pelynt Parish NDP to address these matters as they are adequately addressed in the local development plan documents and the Pelynt Parish NDP will not undermine that strategy.
Policy 11 – Gypsies and Travellers	No specific policies apply	
Policy 15 – Safeguarding renewable energy	No specific policies apply	
Policy 17 - Minerals	No specific policies apply	
Policy 18 – Minerals Safeguarding	No specific policies apply	
Policy 19 – Strategic Waste management principles	No specific policies apply	
Policy 20 – Management of waste management facilities	No specific policies apply	

Site Allocations DPD 2019		
Site Allocations Policy	Pelynt Parish NDP Policies	Comments
No Policies applicable to the Pelynt Parish NDP Designated Area	None	-
Cornwall Climate Emergency DPD 2023		
Cornwall Climate Emergency DPD Policy	Pelynt Parish NDP Policies	Comments
Policy C1 – Climate Change Principles	All policies of the Pelynt Parish NDP.	The DPD policy sets out the criteria by which development proposals will be considered to deliver sustainable development providing a more climate change focused view of than does Local Plan Policy 1. The policies of the Pelynt Parish NDP complement this policy based on locally specific evidence and the vision, objectives and spatial strategy included within it.
Policy G1 – Green Infrastructure Design and Maintenance	No specific policies apply	
Policy G2 – Biodiversity Net Gain	Policy NE 2 - Biodiversity	Policy G2 requires that all development proposals provide a measurable increase in biodiversity. Pelynt Parish NDP Policy NE 2 supports development which protects and enhances local wildlife species and habitats, delivers a net gain in biodiversity, and accords with Policy G2 of the Cornwall Climate Emergency DPD. It says that receptor site choices for any local offsite biodiversity gains should have regard to the Local Nature Recovery Network. It therefore complements Cornwall Climate Emergency DPD strategic policy.
Policy G3 – Canopy	Policy NE 3 - Trees, Cornish Hedges and Hedgerows	Policy G3 - requires that all major development should provide, through the retention of existing and or / the establishment of new, canopy coverage equal to at least 15% of the site area. Pelynt Parish Policy NE 3 says that all development proposals should seek to retain and sympathetically incorporate trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into their overall design. It seeks to avoid adverse impacts on ancient woodland and veteran trees, European and UK

		protected species and Biodiversity Action Plan habitats and species, and calls the local stone facing patterns and stone type should to be retained and/or replicated where development affects traditional Cornish Hedges. For major developments it calls for canopy coverage in compliance with Cornwall Climate Emergency DPD Policy G3; replacement planting of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat; an adequate buffer between residential or commercial development and edge of canopy of any adjoining woodland; an appropriate survey submissions. It therefore complements Cornwall Climate Emergency DPD strategic policy.
Policy G4 – Local Nature Recovery Network	Policy NE 2 - Biodiversity	Policy G4 requires that where development is sited within or adjacent to an adopted Local Nature Recovery Network it should demonstrate how the proposal will maintain and enhance the integrity and connectivity of the network. Pelynt Parish NDP Policy NE 3 says that receptor site choices for any local offsite biodiversity gains should have regard to the Local Nature Recovery Network. It therefore complements Cornwall Climate Emergency DPD strategic policy.
Policy AG1 – Rural Development and Diversification	Policy BE 3 - Farm Business Diversification Policy BE 4 - Rural Tourism	Policy AG 1 supports proposals for diversification and/or improvements to agricultural holdings that help to manage, reduce or absorb carbon or other emissions, provide public benefits and help to maintain a viable and active countryside, subject to criteria. Pelynt Parish Policy BE 3 supports development which is compliant with Policies AG1 and G2 and refers to other issues such as relationship to existing building groups, impacts on tranquility, wildlife and landscape, burden on local infrastructure, water efficiency and sustainable drainage measures, and design. Policy BE 4 also covers wider issues related to tourism activity impacts. They therefore support and complement Cornwall Climate Emergency DPD strategic policy.
Policy AL1 – Regenerative, Low Impact Development	Policy H 2 – New Housing Development in the Countryside	Pelynt Parish NDP Policy H2 specifies that new housing development in the countryside will be supported where it meets the requirements of Policies 3 and/or 7 of the Cornwall Local Plan or policy AL1 of the Climate Emergency DPD, and also

		small scale infill in hamlets. It therefore supports Cornwall Climate Emergency DPD strategic policy.
<p>Policy TC1 – Town Centre Development Principles</p> <p>Policy TC2 – Place Shaping Vision and Priorities, including Town and Town Centre Renewal Priorities</p> <p>Policy TC3 – Diversification of Uses in Town Centres</p> <p>Policy TC4 – Density of Development in Town Centres</p>	No specific policies apply	
Policy TC5 – Rural Service Development	<p>Policy BE 1 - Small Business Development</p> <p>Policy BE 2 - Supporting Home Based Businesses and Working from Home</p> <p>Policy BE 3 - Farm Business Diversification</p> <p>Policy BE 4 - Rural Tourism</p>	Policy TC5 aims to support new rural service and employment hubs, including small scale day to day retail facilities to meet the needs of the settlement or cluster of settlements. Pelynt Parish Policies BE 1, 3 and 4 cover existing and new commercial development, live/work proposals, farm business diversification and rural tourism. These are policies that sit alongside and work with TC5 but it is not considered that they conflict with strategic policy.
Policy T1 – Sustainable Transport	<p>Policy CF 4 – Transport, Highways and Communications</p> <p>Policy CF 5 - Footways, Pedestrian Links, Public Rights of Way</p>	Policy T1 requires development to be designed and located in order to minimise the need to travel, thereby influencing behaviour change and achieving necessary modal shift that will reduce climate impacts. Its modal hierarchy favours development being located close to workplaces and services. Pelynt Parish NDP Policies CF4 and CF5 support this but also reflect the reality of rural locations where workplaces and services are distant so that travel minimisation and modal shift is much harder to achieve. They call for new developments to be located and designed to promote active travel and access to public transport. They also focus on estate design issues, impact on the local road network, the needs of groups with protected characteristics, appropriate traffic calming measures within, alongside, or off site on roads, and include public

		service vehicles in the design hierarchy. These are policies that sit alongside and work with T1, but it is not considered that they conflict with strategic policy.
Policy T2 – Parking	Policy DH 1 - Design Principles	Policy T2 sets criteria for parking in development proposals. Neighbourhood Development Plans are expected to follow the guidance set out in the DPD, the Council’s Parking Standards Guidance and the Cornwall Design Guide. Pelynt Parish NDP Policy DH 1 does so by requiring development to incorporate sufficient car parking to realistically meet demand without impacting on the appearance and safety of the development in locations where users are likely to feel confident that their own security and that of their vehicles will not be compromised and for levels of appropriate parking, refers users of the NDP to the Cornwall Council Travel Plan and Parking Standards Guidance. It therefore supports Cornwall Climate Emergency DPD strategic policy.
Policy T3 – Safeguarding of transport infrastructure sites and routes	No specific policies apply	
Policy RE1 – Renewable and Low Carbon Energy	Policy CC 2 - Local Energy Storage Policy CC 3 Community Led Renewable Energy Policy CC 4 Wind Energy Policy CC 5 Ground Mounted Solar PV	Policy RE1 sets criteria for the support of renewable and low carbon energy. Pelynt Parish NDP policies support and complement this policy by setting local criteria, based on local evidence and the evidence base and policies of the Cornwall Climate Emergency DPD.
Policy RE2 – Safeguarding strategic renewable energy sites	No specific policies apply	
Policy SEC1 – Sustainable Energy and Construction	Policy CC 1 Sustainable Design and Low Carbon Heat	Policy SEC 1 sets criteria for sustainable energy and construction in new development. Pelynt Parish NDP Policy CC 1 states support for SEC 1, and also encourages retrofit of low carbon heating and cooling solutions to existing buildings, the incorporation in development of measures to sustainably minimise waste or improve the management of resources. It therefore supports Cornwall Climate Emergency DPD strategic policy.

Policy CC1 – Coastal Vulnerability Zone	No specific policies apply	
Policy CC2 – Candidate Coastal Change Management Areas		
Policy CC3 – Reduction of Flood risk		Pelynt Parish NDP Policies CC 6 and CC 7 support developments which comply with CEDPD policies CC4 and CC3.
Policy CC4 – Sustainable Drainage System Design		

6. Compatibility with EU Obligations

- 6.1 Schedule 2(1) of The Neighbourhood Planning (General) Regulations 2012 (as amended) states that in relation to the examination of neighbourhood development plans the following basic condition is prescribed for paragraph 8(2) of Schedule 4B to the Act – The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 6.2 European Union Directive 2001/42EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have significant environmental effects. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) states that the responsible authority shall carry out, or secure the carrying out of, an environmental assessment, in accordance with Part 3 of these Regulations, (using a specified set of criteria set out in Schedule 1 of the Regulations). The results of this process must be set out in a SEA Screening Statement, which must be made public.
- 6.3 Under Regulation 9 of the Regulations, Pelynt Parish Council requested Cornwall Council, as the responsible body, to consider whether an environmental assessment of the emerging Pelynt Parish NDP was required. Cornwall Council made this determination following consultation with the statutory consultees. The determination is set out in the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Opinion dated [Month Year]. 20th November 2023, concluded that SEA and HRA is not required for the Pelynt Parish Neighbourhood Development Plan. A copy of the screening opinion is included at Appendix 2.
- 6.4 Under Regulation 15 of the Neighbourhood Planning (General Regulations) 2012 (as amended) these documents are also submitted to Cornwall Council alongside the Pelynt Parish NDP.

7. Prescribed conditions and prescribed matters.

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

- 7.2 There are no Special Areas of Conservation in the parish. However the very eastern edge of the parish falls within the Zone of Influence for Plymouth Sound and Estuaries SAC. This is not in close proximity to the main settlement of Pelynt. No pathways of impact have been identified.
- 7.3 Polruan to Polperro SAC lies approx. 2km to the south of the parish on the coast, however, as per the HRA carried out for the Cornwall Local Plan there is no ‘zone of influence’ around this SAC. No pathways of impact have been identified.
- 7.4 There are no Special Protection Areas in the parish.
- 7.5 The Pelynt Parish NDP Screening Opinion confirms that the Pelynt Parish NDP is unlikely to have significant effects on European Sites and that SEA and HRA is therefore not required.

8. Comprehensive Impact Assessment Implications

- 8.1 The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons with a “protected characteristic” and those who do not. The protected characteristics are Age, Disability, Gender Re-assignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion and Belief, Sex, Sexual Orientation and in Cornwall an additional characteristic, Cornish Status.
- 8.2 This NDP has been developed to be in general conformity with the Cornwall Local Plan, which was subject to Examination in Public and found to be sound. The Cornwall Local Plan provides for objectively assessed need, to meet the needs of all groups in the community.
- 8.3 The Cornwall Local Plan has been subject to Comprehensive Impact Assessment. This concluded that the current and future businesses and residents of, and visitors to, Cornwall will be affected by the land use policies in terms of provision of jobs, homes, infrastructure, access to services and the protection of the environment. The strategic policy objectives to 2030 are to plan for the needs of the whole community now and in the future. In addition, where evidence demonstrates a need, a number of protected characteristic groups are positively planned for with specific provision made for older people and the disabled.
- 8.4 In particular the economic strategy, overall housing target and affordable housing targets aim to help ensure appropriate jobs and housing is available to meet local needs. Failing to provide sufficient housing will impact most on disadvantaged groups.
- 8.5 An Equalities Impact Assessment has been carried out for the Pelynt Parish NDP. It concludes that that none of the policies in the NDP will have high negative impacts upon groups with protected characteristics, with a few being of low or moderate impact. Most of the policies will make a positive contribution to the needs of those in the community with protected characteristics.
- 8.6 **The Pelynt Parish NDP provides a strategy for the development of the Neighbourhood area, and a range of policies, which will result in positive benefits for the local community. The key positive impacts are promoting sustainable development, protecting the built and natural environment, providing employment and housing to meet local need and promoting community engagement and involvement in planning. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.**

9. Conclusion

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

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

Appendix 1 - Pelynt Parish Neighbourhood Development Plan Confirmation of Designation

Information Classification: CONTROLLED

Cornwall Council

Pydar House Pydar Street Truro Cornwall TR1 1XU

Email: neighbourhoodplanning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Applicant:

Pelynt Parish Council
2 Richmond Road
Pelynt
PL132NH

Neighbourhood Planning (General) Regulations 2012 (as amended) and the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017.

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 3rd August 2021 and accompanying plan(s):

Proposal: The designation of the Parish of Pelynt as a Neighbourhood Area

Relevant Body: Pelynt Parish Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 1st September 2021

Louise Wood
Acting Service Director for Planning
and Sustainable Development

REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

The Cornwall Council has considered the proposed Designation of the Neighbourhood Area and finds that:

- The area proposed is appropriate to be designated as a Neighbourhood Area;
- The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act; and

It is therefore considered that the Designation of the Neighbourhood Area should be approved.

Appendix 2 – SEA/HRA Screening

Information Classification: CONTROLLED

Pelynt NDP Steering Group

Date: 20th Nov 2023

Dear Paul

Pelynt Neighbourhood Plan – SEA and HRA Screening

As requested I have screened the Pelynt Neighbourhood Plan to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA).

As required by the SEA regulations I produced a screening opinion for the Neighbourhood Plan and consulted the statutory bodies, Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

Based on the scale of development proposed, Cornwall Council is of the opinion that the Pelynt Neighbourhood Plan is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.

This view is confirmed by the consultation bodies and I have attached the full screening opinion report for your information. As this is a draft plan, if significant changes or additions are made to your plan, I would advise you to have it rescreened.

Yours sincerely,

Gemma Hankins

**Development Officer
Planning & Housing
Cornwall Council**

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

**Pelynt Neighbourhood Plan
(v4, July 2023)**

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

November 2023

[1]

Pelynt Neighbourhood Plan SEA and HRA Screening Report

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[2]

Pelynt Neighbourhood Plan SEA and HRA Screening Report

Introduction

- 1.1 This screening report is designed to determine whether or not the Pelynt 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 (HRA) is required under Article 6 or 7 of the Habitats Directive.
- 1.2 The purpose of the Pelynt Neighbourhood Plan is to set out planning policies to be used as part of the development plan, for determining applications in Pelynt parish. The Neighbourhood Plan provides local criteria-based policies to shape the quality and type of development within the parish. The plan does not set any target for housing, but supports small scale housing development through infill and rounding off and exception sites as per the Local Plan. The plan's objectives are stated as:
- **Housing**
 - Provide for an appropriate amount of new housing to meet local needs and local demand, in a mix that includes good quality locally distinctive homes for elderly villagers, young singles, couples and families needing their first home
 - Contribute to the housing and employment needs of the Looe-Liskeard Community Network Area.
 - **Business and Jobs**
 - Support, strengthen and diversify the wider local economy and local businesses, particularly in agriculture, tourism, leisure and light industry at a scale appropriate to the area. Support opportunities for local people to access local employment
 - Encourage improvement of digital connectivity
 - **Environment and Heritage**
 - Retain and enhance the highly valued natural environment, habitat and landscape of the Parish
 - Protect and enhance the architectural and historic character of the area
 - Improve the quality of design of all development and change
 - **Community Facilities and Infrastructure**
 - Ensure that community facilities and infrastructure are retained, enhanced and/or improved to meet the changing needs of all parts of the local community
 - Ensure new development is appropriate in scale to the ability of infrastructure to support it
 - **Climate Change**
 - Support local actions to tackle the causes and effects of climate change
 - Encourage new development to incorporate on site provision of renewable energy, low energy and low carbon technologies
 - Encourage public transport facilities and non-motorised parish travel with safer walking routes within the village

[3]

Pelynt Neighbourhood Plan SEA and HRA Screening Report

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

2. Legislative Background

Strategic Environmental Assessment

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

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

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

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Habitats Regulation Assessment

- 2.6 Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This process also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.).
- 2.7 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 5.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

Sustainability Appraisal

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

3.2 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.

3.3 HRA screening: Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites? The table(s) below appraises the effect of allocations or policies within the Neighbourhood Plan which have the potential to significantly affect European sites within or with a pathway of impact from the Neighbourhood Plan. 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 NP)	Likely significant effects (including in combination)	Screen in or out
Polruan to Polperro SAC	<ul style="list-style-type: none"> • European dry heaths • Vegetated sea cliffs of the Atlantic and Baltic coasts • Shore dock Rumex rupestris 	<ul style="list-style-type: none"> • Impediment to management • Inappropriate scrub control • Undergrazing • Water pollution • Invasive species • Feature condition/location/extent unknown • Air pollution 	No	No	Out
Plymouth Sound and Estuaries Zone	<ul style="list-style-type: none"> • Atlantic salt meadows • Estuaries 	<ul style="list-style-type: none"> • Coastal Squeeze • Inappropriate weirs, dams and other structures 	No	No	Out

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<p>of Influence (as defined by the Appropriate Assessment of the Local Plan) overlaps the very eastern edge of the parish</p>	<ul style="list-style-type: none"> • Large shallow inlets and bays • Mudflats and sandflats not covered by seawater at low tide • Reefs • Sandbanks which are slightly covered by sea water all the time. • Allis shad <i>Alosa alosa</i> • Shore dock <i>Rumex rupestris</i> 	<ul style="list-style-type: none"> • Planning permission – general • Water pollution • Public access • Invasive species • Direct land take • Fisheries: commercial marine and estuarine • Air pollution 			
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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

1. The characteristics of plans and programmes, having regard, in particular, to

- 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).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

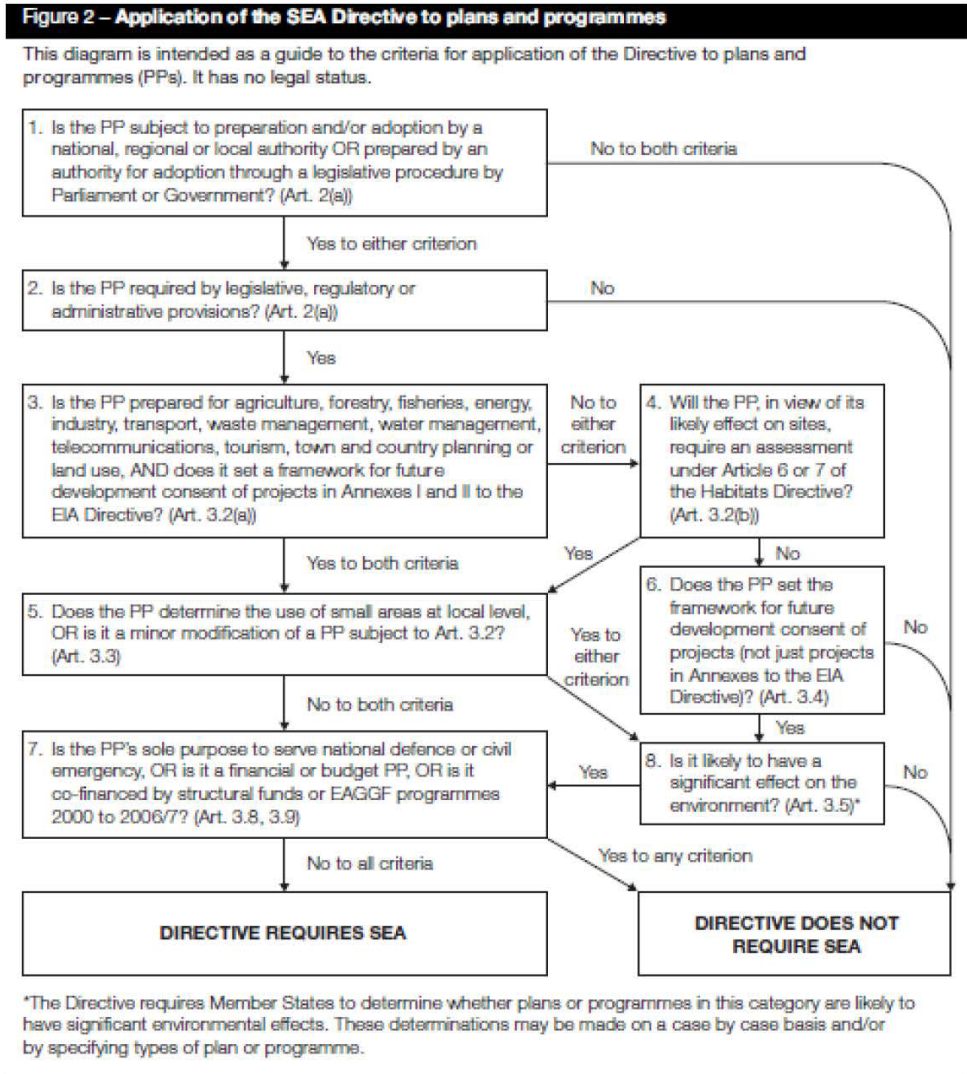
- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - 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

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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

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

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Table 4.2 Likely significant effects on the environment	
SEA requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The Plan provides local criteria based policies to control the quality of development within the parish. The Plan aims to provide small scale housing growth to meet local need, through infill, rounding off and exception sites, in accordance with the Cornwall Local Plan.</p> <p>There are some gaps and inaccuracies in the supporting text of the draft plan relating to the Local Plan housing figures, however this will be picked up through the policy review and does not impact this screening opinion.</p>
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan. It does not influence other plans.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan which promote sustainable development. It will be examined against four basic conditions, one of which is whether the plan contributes to sustainable development.
4. environmental problems relevant to the plan or programme,	<p>The following environmental problems have been identified in the neighbourhood plan area:</p> <ul style="list-style-type: none"> • Zone of Influence for Plymouth Sound and Estuaries SAC (as identified by Cornwall Local Plan Appropriate Assessment) overlaps the parish to the eastern edge • Coastal Vulnerability Zone on Eastern edge of Parish
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
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	

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6. the probability, duration, frequency and reversibility of the effects,	The plan period runs until 2030, to align with the Cornwall Local Plan. The Plan aims to provide small scale housing growth to meet local need, through infill, rounding off and exception sites, in accordance with the Cornwall Local Plan.
7. the cumulative nature of the effects,	The plan area itself is a rural parish which is not a target for strategic development. The Cornwall Local Plan sets housing targets and delivery is monitored annually. For the purposes of Local Plan development, at that time, Pelynt fell within the Liskeard-Looe Community Network Area (now part of the Liskeard, Looe and Cornwall Gateway Community Area Partnership) which has a minimum housing requirement of 2,900 homes for the period 2010-2030, of these 1,400 were allocated to Liskeard and the remaining 1,500 to the rest of the Parish. The former Liskeard-Looe CNA is on track to meet or exceed the minimum housing target. As of October 2023, 104 homes have been completed in the parish between 2010 and the present day. The neighbourhood plan does not propose growth in excess of the Local Plan.
8. the transboundary nature of the effects,	N/A
9. the risks to human health or the environment (e.g. due to accidents)	N/A
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	The parish has a population of 1,427 (ONS, 2021) and is 1,893 hectares in size.
11. the value and vulnerability of the area likely to be affected due to: -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use,	<p><i>Please see Appendix 1 for the full baseline review.</i></p> <p>Special Area of Conservation (SAC)</p> <p>The very Eastern edge of the parish falls within the Zone of Influence for Plymouth Sound and Estuaries SAC. This is not in close proximity to the main settlement of Pelynt. No pathways of impact have been identified.</p> <p>Polruan to Polperro SAC lies approx. 2km to the south of the parish on the coast, however, as per the HRA carried out for the Cornwall Local Plan there is no 'zone of influence' around this SAC. No pathways of impact have been identified.</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>Sites of Special Scientific Interest (SSSI)</p> <p>No SSSIs in the Parish, but the Parish is covered by the impact risk zones for:</p> <p>Polyne Quarry is located just outside the southern parish boundary. This site is a geological SSSI, designated for its exposure of fossiliferous horizons of the Lower Devonian Meadfoot Group in North Cornwall. This site is in a 'favourable' condition.</p> <p>The impact risk zones relating to Polyne Quarry overlaps the southern part of the parish and is triggered by rural residential development in excess of 100 dwellings, infrastructure proposals, waste, Industrial/Agricultural process resulting in air pollution, combustion processes, mining and aviation proposals in addition to some other industrial activities/development.</p> <p>Polruan to Polperro SSSI - This site is designated for European dry heaths, its vegetated sea cliffs and shore dock. The site is in a 'favourable' condition.</p> <p>Talland Barton Farm SSSI this site is designated for its population of the many-fruited beardless-moss <i>Weissia multicapsularis</i>, a critically endangered species known from only two sites globally, and for its assemblage of nationally rare and nationally scarce bryophytes. The site is in an 'unfavourable declining' condition due to scrub and coarse vegetation.</p> <p>The risk zones in Pelynt relating to Talland Barton Farm and Polruan to Polperro SSSIs would only be triggered by activities such as Industrial/Agricultural process resulting in air pollution, combustion processes, mining and aviation proposals.</p> <p>No impacts beyond that covered by the Local Plan are anticipated.</p> <p>Local Nature Reserves (LNR)</p> <p>Not within Parish but one adjacent to eastern parish boundary (Kilminorth Woods). This is not in close proximity to the main settlement of Pelynt.</p> <p>There are no site allocations or development boundaries set in this NP which plans for small scale infill</p>
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	<p>and rounding-off development. No impacts beyond that covered by the Local Plan are anticipated.</p> <p>County Wildlife Sites (CWS)</p> <p>There are CWS scattered across the Parish, These areas are not in close proximity to the main settlement of Pelynt.</p> <p>There are no site allocations or development boundaries set in this NP which plans for small scale infill and rounding-off development. No impacts beyond that covered by the Local Plan are anticipated.</p> <p>Ancient Woodland</p> <p>There are areas of ancient woodland scattered across the Parish, predominantly the same areas as the CWS.</p> <p>There are no site allocations or development boundaries set in this NP which plans for small scale infill and rounding-off development. No impacts beyond that covered by the Local Plan are anticipated.</p> <p>Biodiversity Action Plan Habitat</p> <p>Habitat Action Plan Woodland found across the parish. As expected, these areas often are also designated as ancient woodland and CWS.</p> <p>There are no site allocations or development boundaries set in this NP which plans for small scale infill and rounding-off development. No impacts beyond that covered by the Local Plan are anticipated.</p> <p>Area of Outstanding Natural Beauty (AONB)</p> <p>None in the parish, but the AONB meets the parish boundary in the SE.</p> <p>There are no site allocations or development boundaries set in this NP which plans for small scale infill and rounding-off development. No impacts beyond that covered by the Local Plan are anticipated.</p>
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	<p>Area of Great Landscape Value (AGLV)</p> <p>Yes, the Eastern half of the parish is designated as AGLV.</p> <p>There are no site allocations or development boundaries set in this NP which plans for small scale infill and rounding-off development. No impacts beyond that covered by the Local Plan are anticipated.</p> <p>Scheduled Monuments</p> <p>Several across Parish:</p> <ul style="list-style-type: none"> • Hall Rings • 10 barrows S of Wilton Mill • Group of 3 round barrows N of Hendra • Round barrows 160yds (150m) SE of Cartole • Bake rings later prehistoric-roman round with attached enclosure and outwork <p>There are no site allocations or development boundaries set in this NP which plans for small scale infill and rounding-off development. No impacts beyond that covered by the Local Plan are anticipated.</p> <p>Agricultural Land</p> <p>Mix of Grade 2, 3 and 4 across the parish. The higher quality grade 2 land is predominantly found in the west and south of the parish.</p> <p>There are no site allocations or development boundaries set in this NP which plans for small scale infill and rounding-off development. No impacts beyond that covered by the Local Plan are anticipated.</p> <p>Flooding and Drainage</p>
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	<p>Areas of Flood Zone 3 and 3b close around the rivers and streams, not in close proximity to the main settlement of Pelynt.</p> <p>There are no site allocations or development boundaries set in this NP which plans for small scale infill and rounding-off development. No impacts beyond that covered by the Local Plan are anticipated.</p> <p>Coastal Vulnerability Zone (CVZ)</p> <p>CVZ extends up the West Looe river and as far as the eastern parish boundary.</p> <p>No proposals in the CVZ and no impacts identified.</p>
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5. SEA Screening Outcome

- 5.1 As a result of the assessment in section 3, it is unlikely there will be any significant environmental effects on European Sites arising from the Pelynt Neighbourhood Plan and Appropriate Assessment (HRA) is therefore not required.
- 5.2 The assessment in section 4 does not reveal any significant effects on the environment resulting from the Pelynt Neighbourhood Plan. There are environmentally sensitive areas as detailed in section 4, however no likely significant effects have been identified due to the nature of the plan policies and the small scale of development proposed. Furthermore, the policy framework exists in Cornwall Local Plan policies 23 and 24 and in the emerging Neighbourhood Plan to ensure protection of the environment. SEA is therefore not required.

Appendix 1 - Environmental Baseline: Pelynt

Designation/issue	Features	Source	Comments
Ecology/Biodiversity			
Special Area of Conservation	<p>The very Eastern edge of the parish falls within the Zone of Influence for Plymouth Sound and Estuaries SAC. This is not in close proximity to the main settlement of Pelynt.</p> <p>Polruan to Polperro SAC lies approx. 2km to the south of the parish on the coast, however, as per the HRA carried out for the Cornwall Local Plan there is no zone of influence around this SAC.</p>	<p>Cornwall Council Interactive Mapping</p> <p>Natural England</p>	<p>The ZOI for Plymouth Sound and Estuaries SAC overlaps the eastern side of the parish. Polruan to Polperro SAC lies approx 2km to the south of the parish.</p> <p>Check potential for impact (site allocations, development boundaries etc) through HRA and SEA screening.</p>
Special Protection Area	No SPAs within the Parish and the parish does not fall within a 3km buffer zone as shown on Cornwall Council interactive mapping.	Cornwall Council Interactive Mapping	N/A
Site of Special Scientific Interest (inc sites designated for geodiversity)	<p>No SSSIs in the Parish, but the Parish is covered by the impact risk zones for:</p> <p>Polyne Quarry is located just outside the southern parish boundary. This site is a geological SSSI, designated for its exposure of fossiliferous horizons of the Lower Devonian Meadfoot Group in North</p>	<p>Cornwall Council Interactive Mapping</p> <p>Natural England</p>	Check potential for impact (site allocations, development boundaries etc) through SEA screening using IRZ criteria.

	<p>Cornwall. This site is in a 'favourable' condition.</p> <p>The impact risk zones relating to Polyne Quarry overlaps the southern part of the parish and is triggered by rural residential development in excess of 100 dwellings, infrastructure proposals, waste, Industrial/Agricultural process resulting in air pollution, combustion processes, mining and aviation proposals in addition to some other industrial activities/development.</p> <p>Polruan to Polperro SSSI - This site is designated for European dry heaths, its vegetated sea cliffs and shore dock. The site is in a 'favourable' condition.</p> <p>Talland Barton Farm SSSI this site is designated for its population of the many-fruited beardless-moss <i>Weissia multicapsularis</i>, a critically endangered species known from only two sites globally, and for its assemblage of nationally rare and nationally scarce bryophytes. The site is in an 'unfavourable declining' condition due to scrub and coarse vegetation.</p>		
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	The risk zones in Pelynt relating to Talland Barton Farm and Polruan to Polperro SSSIs would only be triggered by activities such as Industrial/Agricultural process resulting in air pollution, combustion processes, mining and aviation proposals.		
National Nature Reserve	None	Cornwall Council Interactive Mapping	N/A
Local Nature Reserve	Not within Parish but one adjacent to eastern parish boundary (Kilminorth Woods). This is not in close proximity to the main settlement of Pelynt.	Cornwall Council Interactive Mapping	This area is not in close proximity to the main settlement of Pelynt. Check potential for impact (site allocations, development boundaries etc) through SEA screening
County Wildlife Sites	There are CWS scattered across the Parish, These areas are not in close proximity to the main settlement of Pelynt.	Cornwall Council Interactive Mapping	These areas are not in close proximity to the main settlement of Pelynt. Check potential for impact (site allocations, development boundaries etc) through SEA screening
Ancient Woodland	There are areas of ancient woodland scattered across the Parish, predominantly the same areas as the CWS.	Cornwall Council Interactive Mapping	These areas are not in close proximity to the main settlement of Pelynt.

			Check potential for impact (site allocations, development boundaries) through SEA screening
Biodiversity Action Plan Habitat	Habitat Action Plan Woodland found across the parish. As expected, these areas often are also designated as ancient woodland and CWS.	Cornwall Council Interactive Mapping	These areas are not in close proximity to the main settlement of Pelynt. Check no potential for impact (site allocations, development boundaries) through SEA screening
Landscape			
Area of Outstanding Natural Beauty	None in the parish, but the AONB meets the parish boundary in the SE.	Cornwall Council Interactive Mapping	This is not in close proximity to the main settlement of Pelynt. Check potential for impact (site allocations, development boundaries etc) through SEA screening
Area of Great Landscape Value	Yes, the Eastern half of the parish is designated as AGLV.	Cornwall Council Interactive Mapping	The AGLV meets the edge of the main settlement of Pelynt. Check potential for impact (site allocations, development boundaries etc) through SEA screening
Heritage/Historic Environment			
World Heritage Site	None	Cornwall Council Interactive Mapping	N/A

Conservation Area	None	Cornwall Council Interactive Mapping	N/A
Scheduled Monuments	<p>Several across Parish:</p> <ul style="list-style-type: none"> • Hall Rings • 10 barrows S of Wilton Mill • Group of 3 round barrows N of Hendra • Round barrows 160yds (150m) SE of Cartole • Bake rings later prehistoric-roman round with attached enclosure and outwork 	Cornwall Council Interactive Mapping	<p>These areas are located away from the main settlement of Pelynt.</p> <p>Check potential for impact (site allocations, development boundaries etc) through SEA screening</p>
Registered Parks and Gardens	None	Cornwall Council Interactive Mapping	N/A
Listed Buildings	There will be numerous listed building within the plan area. This information is available on the Council's mapping page	Cornwall Council Interactive Mapping	
Natural Resources			
Air Quality Management Area	None	Cornwall Council Interactive Mapping	N/A
Agricultural Land Classification	Mix of Grade 2, 3 and 4 across the parish. The higher quality grade 2 land is predominantly found in the west and south of the parish.	Cornwall Council Interactive Mapping	For context

Flooding and drainage	Areas of Flood Zone 3 and 3b close around the rivers and streams, not in close proximity to the main settlement of Pelynt.	Cornwall Council Interactive Mapping	For context
Coastal Vulnerability Zone	CVZ extends up the West Looe river and as far as the eastern parish boundary.	Cornwall Council Interactive Mapping	CVZ located away from the main settlement of Pelynt. Check potential risks (site allocations, development boundaries etc) through SEA screening
Socio-economic			
Population size	1,427	ONS, 2021 Census	For context
Completions	104 in current plan period	Cornwall Council - PowerBI	For context
Empty Homes	10% parish average	Cornwall Council Interactive Mapping	For context