

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

Basic Conditions Statement

Town and Country Planning Act 1990 (as amended) Statement under paragraph 8(2) of Schedule 4B

Falmouth Neighbourhood Development Plan Proposal

Submitted by **Falmouth** Town as the Qualifying Body for the **Falmouth** Neighbourhood Development Plan Area comprising the Town of **Falmouth**.

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Figure 1: The Falmouth NDP Designated Area.

1. Introduction

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

1.2 This document shows how Falmouth Neighbourhood Plan meets the requirements of each legal test.

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

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

2. Statement of General legal Compliance

2.1 This draft Plan is submitted by Falmouth Town Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own Town. The Plan has been prepared by the Falmouth Neighbourhood Development Plan (NDP) Stakeholder Group, with the support of Falmouth Town Council.

2.2 The whole Town of Falmouth has been formally designated as a Neighbourhood Area through an application made on 17th November 2014 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Cornwall Council on 16th January 2015 and revised to extend the Designated area on 12th May 2017. A copy of the formal notices of designation is included at Appendix 1.

2.3 The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town 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 2019 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 Town and Country Planning Act 1990.

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

3. Contribution to the Achievement of Sustainable Development

3.1 There are three elements to sustainable development: social, economic and environmental. These require the planning system to ensure that development performs a number of roles:

- **a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
- **an economic role** - contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; and

- **an environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

3.2 The Falmouth NDP responds to these roles by through its **overarching vision** that by 2030 Falmouth will be **a distinctive, vibrant, resilient, inclusive and well-balanced, attractive sea-port town which forms the sustainable social and economic heart of the wider Falmouth/ Penryn Community Network, whilst serving an important strategic role in enabling Cornwall's economy to reach its full potential and responding effectively to climate change.**

3.3 The **broad aims** (desired outcomes) underpinning this vision are:

- To enhance the town and maintain its excellent qualities up to 2030 and beyond.
- To balance the competing needs for growth and development with protection and enhancement.
- To promote development that is sustainable socially, economically and environmentally.

4. Achieving Sustainability

4.1 Strategic Sustainability Goals. The Falmouth NDP establishes a strategic narrative framed around the three elements of sustainable development, which establishes the strategic goals on which the Plan's policies are based: -

SUSTAINABILITY GOAL A. SOCIAL: Ensuring a strong, healthy and just society

- Creating and maintaining a balanced town community
- Accommodating growth, housing need and university expansion
- Managing student growth

SUSTAINABILITY GOAL B.: Achieving a sustainable economy

- Supporting sustainable growth
- Promoting marine, creative and digital industries
- Regenerating the town centre

SUSTAINABILITY GOAL C: Living within environmental limits

- Creating a better town centre environment
- Ensuring adequate provision of infrastructure
- Protecting valued green space
- Promoting leisure, recreation and culture
- Reducing the town's carbon footprint through the use of renewable and low carbon energy sources, energy saving design, and encouraging integrated transport solutions
- Avoiding increased vulnerability to the impacts of climate change, such as flooding, coastal change and changes to biodiversity and landscape
- Building on Falmouth's Plastic Free Coastline status

4.2 The NDP recognises that in addressing these the key sustainability factors, it must work within the context of the Cornwall Local Plan Strategic Policies (CLPSP) and the Cornwall Local Plan Site Allocations Development Plan Document (CLPSADPD).

4.3 Key Objectives. Underpinning the Strategic Sustainability Goals are a series of thematically and geographically arranged key objectives which give the more detailed intentions and actions that the Planning Policies of the NDP are intended to deliver. This arrangement is shown diagrammatically in Figures 2 and 3 below.

4.4 The NDP Social Role A strategic goal is to achieve a balanced community across the town. At present the population, has a considerable over-representation of the 18-23 year old age-group (nearly 16% of the total population), caused mainly through the influx of students, and in some very local areas the imbalance creates significant social and environmental problems.

4.5 The NDP takes account of the growth predicted for the Universities in student numbers and the unbalancing effect this could have, through measures to control the number of family homes that are converted into houses in multiple occupation (HMOs) and the encouragement of new ‘build to rent’ development.

4.6 It includes policies to ensure that sustainable development occurs on any sites that come forward for re-use, which can help meet local housing needs and achieve the Cornwall Local Plan baseline housing growth targets the Falmouth/Penryn area for 2030. These targets include key sites around the town allocated by Cornwall Council, in the form of urban extensions. The Neighbourhood Plan sets out guidance notes to ensure that this growth creates sustainable communities that have the necessary infrastructure, facilities and connections to make them good places to live in. It also encourages ‘Co-Housing’ a development form that favours socially and environmentally responsible occupation.

4.7 The NDP also identifies educational, health, welfare and recreational facilities needed for a sustainable town, and earmarked opportunities for enabling development to fund improvements. The identification and protection of valued green and open spaces is also a fundamental element of the NDP.

4.8 The NDP Economic Role. The Neighbourhood Plan endorses the economic plan prepared by the Falmouth Coastal Community Team, which is: '*To take Falmouth forward into the 21st Century through a strategy that builds on the town’s unique and traditional sea-port character whilst providing exciting new opportunities for housing, retail, tourism, industry and bringing improved environment and facilities for its residents. To do so in a way that ensures that the town becomes a sustainable place to live, work, visit and learn in*' (Falmouth Coastal Community Team (2016), Falmouth 2030: Falmouth Coastal Economic Plan January 2016, Falmouth Town Council).

4.9 The NDP acknowledges the economic benefits of Falmouth Docks and marine industries, and supports the development described in the Port Masterplan. The NDP also supports the careful expansion of the Universities, some intensification of existing industrial sites, and policies of regeneration. It includes enabling policies to promote Falmouth’s marine, digital, design and marketing industries, and to reinforce the bid to have the best broadband links to compensate for its peripheral geographic location.

4.10 A key part of the Neighbourhood Plan is to bring vitality and viability to the town centre, and support a strong and engaged Business Improvement District to maintain a vibrant and diverse retail offer. This needs to have regard not only to the daytime economy, but also to the evening and night time economies, which are essential components in supporting a viable town centre and modern tourism industry.

4.11 The NDP Environmental Role. The Neighbourhood Plan sets out policies for both the built and the natural environment. For the built environment, good design is encouraged, policies and guidance are set out and good practice referred to. The Neighbourhood Plan sets policies to enable the regeneration of the centre of the town through the creation of a desirable destination for residents and visitors alike in the Church Street car park, by managing traffic and parking, by upgrading the streets, helping to provide living accommodation over shops, and through a combination of infill and new build, to add affordable housing for families.

4.12 Where potential capacity for new development has been identified, the sites have been tested against sustainability principles. The potential type of development on a site, its associated facilities, the accessibility of facilities, habitat and heritage impacts and public transport have been considered, along with its history, setting, surrounding buildings and views to and from the sites, and appropriate criteria established to ensure acceptable development. Some sites have been deemed unsuitable for development.

4.13 Falmouth has a significant network of footpaths and pedestrian routes which help to reduce dependence on the car, and to encourage a healthier lifestyle. Neighbourhood Plan policies aim to strengthen and improve these, and to build on the existing network of cycle connections into the centre of town. Policies for footpaths, cycle routes and connections to the town will be key aspects of the infrastructure, and to obtaining permissions in developing the urban extensions around Falmouth.

4.14 The protection and enhancement of natural environment, the open and green spaces and the maritime and coastal character are fundamental to the Neighbourhood Plan. Policies are also included to assist the Cornwall Local Plan in reducing carbon footprint and dealing with the impacts of climate change.

Figure 2: Falmouth NDP Delivering Sustainable Development

VISION

'In 2030, Falmouth will be a distinctive, vibrant, resilient, inclusive and well-balanced, attractive sea-port town, forming the sustainable social and economic heart of the wider Falmouth/Penryn Community Network, serving an important strategic role in enabling Cornwall's economy to reach its full potential, and responding effectively to climate change'.

BROAD AIMS (Desired Outcomes)

- To enhance the town and maintain its excellent qualities up to 2030 and beyond.
- To balance the competing needs for growth and development with protection and enhancement.
- To promote development that is sustainable socially, economically and environmentally.

SUSTAINABILITY GOAL A. SOCIAL: ENSURING A STRONG, HEALTHY AND JUST SOCIETY

- Creating and maintaining a balanced town community
- Accommodating growth, housing need and university expansion
- Managing student growth

KEY OBJECTIVES

Housing and Regeneration

- *To create sustainable communities by providing framework plans to help guide the development of Falmouth's urban extensions.*
- *To ensure the urban extensions are connected to the existing housing on the peripheries and to ensure these are supported with the necessary facilities.*
- *To encourage the development of town houses and apartments in order to increase densities and improve the viability of providing affordable and social housing to meet identified needs.*
- *To ensure good, high-quality design to the best current standards for sustainable building.*
- *To ensure that the process of construction meets Considerate Contractor's Standards*
- *To address Falmouth's affordable and social housing needs.*

Urban capacity

- *To ensure that the potential urban capacity of Falmouth to sustainably accommodate housing, regeneration, improvement and environmental enhancement is achieved*

Accommodating Students

- *To maintain community balance, and protect the character and amenity of residential areas that may be subject to changes of use to houses in multiple occupation;*
- *To minimise harm to the living conditions of existing residents of such areas;*
- *To maintain a diverse housing stock which caters for all sections of the population including families;*
- *To optimize the availability of private rented accommodation to meet the housing needs of all Falmouth's residents, including for affordable and social housing;*
- *To ensure that the economic benefits to be derived from the expansion of the Universities of Falmouth and Exeter are enabled to come forward for the benefit of Falmouth and Cornwall.*
- *To ensure that the likely growth in student numbers is absorbed in ways that are sustainable and work to the benefit of both Falmouth and the Universities*
- *To support the Cornwall Local Plan Site Allocations Development Plan Document strategy for student accommodation.*

POLICIES

- **GUIDANCE NOTE HR 1: General requirements for Falmouth Urban Expansion developments**
- **GUIDANCE NOTE HR 2: Requirements for the Ashfield community:**
- **GUIDANCE NOTE HR 3: Requirements for the Lower Kergilliack community:**
- **POLICY HR 4: Falmouth AFC Site**
- **POLICY HR 5: Identified urban capacity sites:**

- POLICY HR 6: Criteria for Urban Capacity sites
- POLICY HR 7: Cohousing and self-build developments
- POLICY HMO1 – Student Accommodation
- POLICY HMO2 – Build to Rent Development

SUSTAINABILITY GOAL B. ECONOMIC: ACHIEVING A SUSTAINABLE ECONOMY

- Supporting sustainable growth
- Promoting marine, creative, digital and tourism industries
- Regenerating the town centre

KEY OBJECTIVES

Town Centre

- *To consolidate and enhance the ‘offer’ of Falmouth town centre as an attractive destination for shoppers, visitors and tourists through a Town Centre Strategy:*
 - *Enhancing the quality of the public realm.*
 - *Creating a pedestrian friendly, safe and accessible environment in the main streets through the town.*
 - *Managing vehicle movements, deliveries, parking and support shuttle bus services.*
 - *Increasing footfall and adding vitality to the town and its daytime, evening and night time activities through:*
 - *support for existing and new businesses;*
 - *infill development to improve vacant or underused premises;*
 - *the use of upper storeys, space for residential, commercial and retail uses;*
 - *Protecting and enhancing the historic environment and distinctive character of the town centre.*
 - *Ensuring that any redevelopment opportunities coming forward on the key sites (Quarry Car Park, Church Street Car Park, and former TA site) contribute to the town centre strategy.*

Business, Tourism and Employment

- *To ensure Falmouth’s future economic prosperity by providing new opportunities for industry, businesses, tourism, retail, and leisure, and the maintenance and development of existing port operations and related businesses’*
- *To ensure that the positive impacts arising from the presence of the Combined Universities is optimized*
- *To ensure that Falmouth’s tourism infrastructure is enhanced to take into account modern visitor expectations and that the full potential of the town’s cultural, environmental and social assets is released.*
- To use the town’s key assets (marine, learning, tourism industries and its essential character) to position Falmouth as a unique and sustainable place to live, work, visit and learn in.*

POLICIES

- POLICY TC 1: The Falmouth Town Centre Strategy
- POLICY TC 2: Church Street Car-Park
- POLICY TC 3: Quarry Car Park
- POLICY TC 4: The Former TA Site
- POLICY TC 5: New uses for upper floors in the town
- POLICY BE 1: Supporting the Harbour, Port and Docks.
- POLICY BE 2: Supporting Value Added Enterprises
- POLICY BE 3: Tourism Facilities and Accommodation
- POLICY BE 4: Protection of existing stock of accommodation
- POLICY BE 5: Facilities for small boat moorings
- POLICY BE 6: Revival of Prince of Wales Pier
- POLICY BE 7: Enhancing and Promoting the Moor
- POLICY BE 8: Dracaena Community and Visitor facilities
- POLICY BE 9: Supporting Festivals Infrastructure
- POLICY BE 10: Small scale workshop development
- POLICY BE 11: Innovation/home business hub.
- POLICY BE12: Home based enterprise.
- POLICY BE 13: Intensification and Enhancement of Existing Employment Sites

SUSTAINABILITY GOAL C. ENVIRONMENTAL: LIVING WITHIN ENVIRONMENTAL LIMITS

- Creating a better town centre environment
- Ensuring adequate provision of infrastructure
- Protecting valued green space
- Promoting leisure, recreation and culture

- Reducing the town's carbon footprint through the use of renewable and low carbon energy sources, energy saving design, and encouraging integrated transport solutions
- Avoiding increased vulnerability to the impacts of climate change, such as flooding, coastal change and changes to biodiversity and landscape
- Building on Falmouth's Plastic Free Coastline status

KEY OBJECTIVES

Environment and Open Space

- *To establish policy for the protection and enhancement of key and secondary open spaces*
- *To implement specific and general improvement plans for open spaces in the town*
- *To establish a Falmouth Green Corridor and introduce a Falmouth Garden Walk*
- *To establish a strategy for sports, play and recreation*
- *To identify additional space or sites for allotments and cemeteries*
- *To set out responsibilities for the management and maintenance of open spaces, and support or establish management groups for open spaces and beaches.*

Transport and Connectivity

- *To provide a good public transport service to serve the town and its peripheries*
- *To encourage the use of more sustainable modes of transport through the provision of safe, well-lit and maintained cycle routes and footpaths*
- *To locate and improve car parking to serve the town centre and increase its footfall and economic viability*

Culture and leisure

- *Supporting the cultural sector in Falmouth and influencing development proposals to ensure that they respect or enhance cultural interests that help to build a sustainable and balanced community.*
- *Building or improving places and spaces for the delivery of cultural and health and wellbeing activities thereby tackling deprivation, raising/delivering expectation and ensuring services are adequate for Falmouth and the surrounding area, including a 'cultural hub'*
- *Supporting creativity, innovation and the creative industries by enabling the provision of space and facilities that help to embed creative industries as an essential and accepted part of Cornwall's economy.*
- *Developing ways of funding the cultural sector, through planning agreements and community infrastructure levy, and the provision of opportunities for cultural expression through development.*
- *Introducing measures that support and help develop community arts and the 'festival culture'*

Health and well-being

- *To assist in ensuring that the medical and health facilities required to meet the future needs of Falmouth and its adjoining communities are available locally.*

Design Policies

- *To ensure that development is designed to the highest standards and respects its setting and surroundings*
- *To enhance the character of the town, its built environment, views, vistas and open spaces*
- *To promote place-making, local distinctiveness, and enhance and protect the historic environment of the town*

Delivery Plan

- *To deliver the Falmouth Neighbourhood Development Plan and the community aspirations it embodies by organising resources and making the best use of funding streams through planning obligations, grant aid and public investment.*

POLICIES

- **POLICY FOS 1: Protection of key open spaces:**
- **POLICY FOS 2: Assessment of secondary open spaces:**
- **POLICY FOS 3: Specific Improvement Projects for Pendennis Point and Falmouth Seafront.**
- **POLICY FOS 4: Green Corridor and Gardens Walk**
- **POLICY FOS 5: General open spaces and sports, play and recreation facilities**
- **POLICY FOS 6: Funding**
- **GUIDANCE NOTE FOS 7: Provision of municipal facilities –Cemeteries and Allotments:**
- **PROJECT FOS 1: Specific Improvement Projects for Pendennis Point and Falmouth Sea**
- **PROJECT FOS 2: The Falmouth Green Corridor and Garden Walk Projects**
- **PROJECT FOS 3: Responsibility for the management and maintenance of open spaces**
- **PROJECT FOS 4: The Falmouth Beaches Management Group (FBMG)**
- **PROJECT FOS 5: A Falmouth Open Spaces Management Group**
- **PROJECT FOS 6: Improvements and enhancements to secondary parks, gardens sites and amenity areas, and non-specific open spaces**
- **PROJECT FOS 7: Development of a sports, play and leisure strategy**
- **POLICY TCON 1: Sustainable transport measures in new development**
- **POLICY TCON 2: Sustainable transport measures in the Town Centre**

- POLICY TCON 3 Protection of footpaths, bridleways and cycleways.
- GUIDANCE NOTE TCON 3: Sustainable transport and peripheral development sites
- PROJECT TCON 1: Sustainable Transport Strategy
- POLICY CUL 1: Development of new and regeneration of cultural facilities
- POLICY CUL 2: Protection of existing venues.
- POLICY CUL 3: Cultural expertise in new development.
- POLICY CUL 4: Cultural use of Open Spaces
- POLICY HA 1: Support for the provision of health and social facilities.
- POLICY DG 1: Design in Housing Proposals.
- POLICY DG 2: Development Generally.
- POLICY DG 3: Design and Local Distinctiveness in the historic core
- POLICY DG 4: Design and Local Distinctiveness outside the historic
- POLICY DG 5: Shop front design and signage
- POLICY DG 6: Design and the historic environment
- POLICY DG 7: Design in Conservation Areas
- POLICY DG 8: Development within the setting of a Conservation Area
- POLICY DG 9: Trees and large tree-like shrubs in the Conservation Area
- POLICY DG 10: Historic Parks and Gardens
- POLICY DG 11: Impact on Views and Vistas.
- PROJECT DG 11: Views and Vistas.
- POLICY DG 12: Local Listing of Non-Designated Heritage Assets
- Project DG 12: Local Listing Project
- POLICY DP 1: Delivering Community Priorities

FALMOUTH NEIGHBOURHOOD DEVELOPMENT PLAN STRUCTURE

EVIDENCE BASE – See website and summaries in this document

NPPF - CORNWALL LOCAL PLAN - COMMUNITY ENGAGEMENT – SOCIAL, ECONOMIC & ENVIRONMENTAL DATA ETC

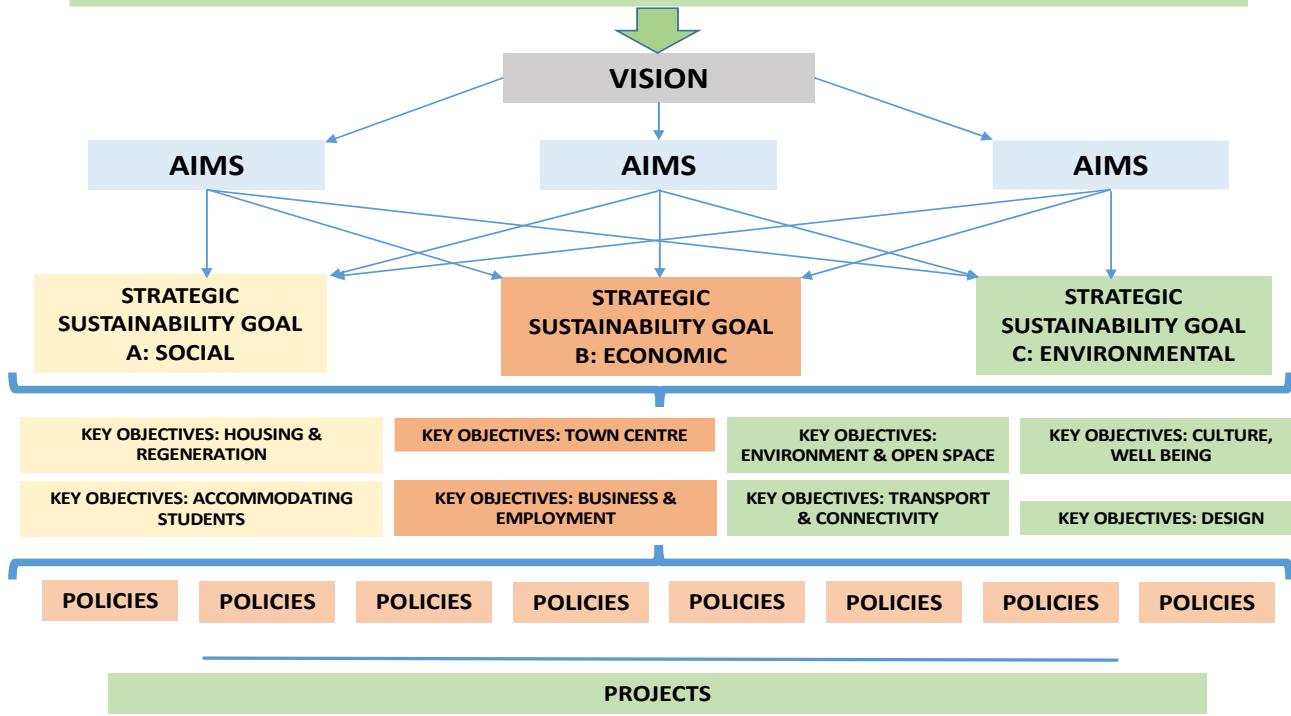


Figure 3: Falmouth NDP Structure

4.15 The figure (4) below indicates how each of the policies in the Plan help to achieve sustainable development.

Figure 4: Falmouth NDP Policies Achieving Sustainable Development

Policy	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
GUIDANCE NOTE HR 1: General requirements for Falmouth Urban Expansion developments	Wider opportunities for home ownership and creation of inclusive and mixed communities that are integrated with community of Falmouth	Better support for existing and new local services and aid for the vitality and viability of town centre.	Sustainable design encouraged and enabled, sustainable transport and reduced need for car travel.
GUIDANCE NOTE HR 2: Requirements for the Ashfield community:	Wider opportunities for home ownership and creation of inclusive and mixed communities that are integrated with community of Falmouth	Better support for existing and new local services and aid for the vitality and viability of town centre.	Sustainable design encouraged and enabled, sustainable transport and reduced need for car travel.
GUIDANCE NOTE HR 3: Requirements for the Lower Kergilliack community:	Wider opportunities for home ownership and creation of inclusive and mixed communities that are integrated with community of Falmouth	Better support for existing and new local services and aid for the vitality and viability of town centre.	Sustainable design encouraged and enabled, sustainable transport and reduced need for car travel.
POLICY HR 4: Falmouth AFC Site	Higher densities supported that could allow for improved affordability	Efficient use of land and support for inclusion of local shopping.	Mitigation of recreation impacts on SAC and CEMP to ensure no construction impacts.
POLICY HR 5: Identified urban capacity sites:		Identifies sites with significant potential for regeneration and improvement.	Full Historic Environment Impact Assessment in support of masterplan approach
POLICY HR 6: Criteria for Urban Capacity sites	Design enhanced and sense of place improve, encouraging inclusiveness and happier communities.		Mitigation of recreation impacts on SAC and CEMP to ensure no construction impacts, and protection of heritage assets.
POLICY HR 7: Cohousing and self-build developments	Socially responsible construction and occupation encouraged.	Reduced costs and increased affordability.	Environmentally responsible construction and occupation encouraged.
POLICY HMO1 – Student Accommodation	Further community imbalance prevented and reduced in long term	Reduced upward pressure on house prices locally.	Limited HMO extension allowed where it supports reduction of harm through off site impacts.
POLICY HMO2 – Build to Rent Development	Relief of ‘squeezing’ of private rented sector from pressure for student accommodation.	More redevelopment of underused sites and affordable private rent schemes	
POLICY TC 1: The Falmouth Town Centre Strategy	Increased accessibility, improved security, more opportunities for social interaction and integration.	Improved footfall and consumer spend from increased TC population and visitor numbers generated from better user experience.	More sustainable transport, improved TC air quality, more opportunities for ‘greening’ and introduction of brown/grey water management
POLICY TC 2: Church Street Car-Park	Increased accessibility, improved security, more	Increased opportunity for events and more attractive to	Layout reflecting and enhancing heritage context,

Figure 4: Falmouth NDP Policies Achieving Sustainable Development

Policy	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
	opportunities for social interaction and integration. Increased pedestrian route permeability.	visitors. TC improvement facilitated with enhancements to historic spaces and buildings, public realm improvements, disabled access, traffic and pedestrian traffic restrictions and pedestrianisation, to support Falmouth's role as a key tourist and pedestrian destination. Quality leisure 'offer' of Falmouth improved.	Shoreline Management Plan requirements embodied, views from AONB and into/out of Conservation Area protected. Mitigation of recreation impacts on SAC and CEMP to ensure no construction impacts.
POLICY TC 3: Quarry Car Park	Additional TC population close to wide range of facilities. Additional housing needs met.	Increased TC footfall, TC improvement facilitated	Layout reflecting and enhancing heritage context, views from AONB and into/out of Conservation Area protected. Mitigation of recreation impacts on SAC and CEMP to ensure no construction impacts.
POLICY TC 4: The Former TA Site	Additional TC population close to wide range of facilities. Additional housing needs met.	Increased TC footfall, TC improvement facilitated	Layout reflecting and enhancing heritage context, views from AONB and into/out of Conservation Area protected. Mitigation of recreation impacts on SAC and CEMP to ensure no construction impacts.
POLICY TC 5: New uses for upper floors in the town	Much needed small-scale housing opportunities provided in private rented sector.	Important retail roles present at ground floor level protected and business viability enhanced. Footfall and vitality increased. Night-time oversight leading to improved community safety, useful economic use of underutilized space.	Residential amenity of existing town centre Dwellers protected. Buildings maintenance improved, leading to better heating efficiency and longer life for buildings.
POLICY BE 1: Supporting the Harbour, Port and Docks.	Retention/extended use of established local skill base.	Continuation and enhancement of the maritime, advanced engineering and energy sectors, utilizing local advantages. Development of additional training and skills.	Greater respect for environment as an economic resource.
POLICY BE 2: Supporting Value Added Enterprises	Wider distribution of social/economic benefits flowing from river/sea location.	Stronger development of value-added enterprise in the maritime, advanced engineering and energy sectors. Development of additional training and skills	Improved 'glimpses' of riverside.

Figure 4: Falmouth NDP Policies Achieving Sustainable Development

Policy	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
		base. Exploits link between docks and University.	
POLICY BE 3: Tourism Facilities and Accommodation	Wider distribution of social/economic benefits flowing from river/sea location.	Enhanced local tourism services, facilities, public realm and accommodation to meet or exceed the expectations of existing and new visitors. Increased visitor capacity and spend.	Minimised environmental consequences of tourism.
POLICY BE 4: Protection of existing stock of accommodation		Sea and river fronting, publicly accessible holiday accommodation, and character of the sea-front and harbourside preserved. Weakening of Falmouth's tourism market position prevented	
POLICY BE 5: Facilities for small boat moorings	Accessibility to riverside for water-based leisure of wider community enhanced.		Landward impacts of existing and new moorings responded to effectively.
POLICY BE 6: Revival of Prince of Wales Pier	Improved disability access and opportunities for leisure and cultural events.	Revival and better use of existing economic asset.	Improved appearance of significant threshold to the town for waterborne visitors and key junction on main commercial axis. Introduction of improved drainage etc.
POLICY BE 7: Enhancing and Promoting the Moor	Improved disability access and opportunities for leisure and cultural events.	Revival and better use of existing economic asset.	
POLICY BE 8: Dracaena Community and Visitor facilities	Enhanced leisure facilities for local people, particularly the young	Enhanced leisure facilities for visitors, particularly those with young families.	
POLICY BE 9: Supporting Festivals Infrastructure	Enhanced leisure opportunities for local people. Community spirit fostered.	Attraction of major international events to generate significant economic benefit	Infrastructure to support Falmouth's Festival culture is adequate and in sound condition.
POLICY BE 10: Small scale workshop development	Increased employment opportunities for local people.	Opportunities for local business start-ups and expansion of existing small firms	New employment in appropriate locations with minimal environmental impact.
POLICY BE 11: Innovation/home business hub.	Increased employment opportunities for local people.	Opportunities for local business start-ups and developments of downstream benefits from presence of University and Docks	New employment in appropriate locations with minimal environmental impact. Development of employment with reduced environmental impacts
POLICY BE12: Home based enterprise.	Increased employment opportunities for local people.	Opportunities for local business start-ups	Reduced land take for new businesses, less need to travel for work.

Figure 4: Falmouth NDP Policies Achieving Sustainable Development

Policy	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
POLICY BE 13: Intensification and Enhancement of Existing Employment Sites	Increased employment opportunities for local people,	Improved customer relations and business opportunities for local firms.	Improved appearance at older employment sites with poor environment.
POLICY FOS 1: Protection of key open spaces:	Open spaces and opportunities for sport that are important for the community health and well-being protected.	Falmouth's environmental reputation, a key factor in tourism and inward investment, protected.	Key green infrastructure and biodiversity assets maintained and enhanced.
POLICY FOS 2: Assessment of secondary open spaces:	Open spaces and opportunities for sport that are important for the community health and well-being protected.	Falmouth's environmental reputation, a key factor in tourism and inward investment, protected.	Key green infrastructure and biodiversity assets maintained and enhanced.
POLICY FOS 3: Specific Improvement Projects for Pendennis Point and Falmouth Seafront.	Important leisure opportunities, in locations with strong sense of place amongst community, protected and enhanced.	'Jewels in the Crown' of Falmouth's environmental reputation secured and enhanced.	Key green infrastructure and biodiversity assets maintained and enhanced.
POLICY FOS 4: Green Corridor and Gardens Walk	Open spaces and opportunities for sport that are important for the community health and well-being enhanced.	Falmouth's environmental reputation, a key factor in tourism and inward investment, enhanced with additional features.	Key green infrastructure and biodiversity assets maintained and enhanced.
POLICY FOS 5: General open spaces and sports, play and recreation facilities	Open spaces and opportunities for sport that are important for the community health and well-being protected and enhanced.	Leisure opportunities for visitors protected and enhanced.	Key green infrastructure assets maintained and enhanced.
POLICY TCON 1: Sustainable transport measures in new development	Transport and connectivity need of Falmouth's Community met in the most sustainable manner.	Congestion and business costs reduced.	Infrastructure for public transport and low emission vehicles supported, air quality improved.
POLICY TCON 2: Sustainable transport measures in the Town Centre	Transport and connectivity need of Falmouth's Community met in the most sustainable manner.	Congestion and business costs reduced.	Infrastructure for public transport and low emission vehicles supported, air quality improved.
POLICY TCON 3: Protection of footpaths, bridleways and cycleways.	Community benefits from continued availability of footpaths and cycleways for health and recreation.	Existing routes to work and services retained. Tourism asset maintained.	Retention of important part of existing green infrastructure network.
GUIDANCE NOTE TCON 3: Sustainable transport and peripheral development sites	Transport and connectivity need of Falmouth's Community met in the most sustainable manner.	Congestion and business costs reduced.	Infrastructure for public transport and low emission vehicles supported, air quality improved.
POLICY CUL 1: Development of new and regeneration of cultural facilities	Enhanced access to cultural activity and events supporting greater community cohesion and well-being.	Facilities for business development through arts, creative industries, innovation and cultural producers and potential University spin-off created.	

Figure 4: Falmouth NDP Policies Achieving Sustainable Development

Policy	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
POLICY CUL 2: Protection of existing venues.	Facilities that support and strengthen the arts interest and culture of the local community protected.		
POLICY CUL 3: Cultural expertise in new development.	Developments which better reflect local community traditions and cultural setting.	Opportunities for unique local attractions that add to the reputation of Falmouth for visitors and inward investment.	More attractive buildings and spaces.
POLICY CUL 4: Cultural use of Open Spaces	Performance, pop-up exhibitions, and other creative outdoor activities which support community cohesion, health and wellbeing	Additions to Falmouth 'Festival Culture'.	
POLICY HA 1: Support for the provision of health and social facilities.	Retention of local scale health facilities in easy reach for local community.	Health based business opportunities released.	Potential retention of attractive landmark building.
POLICY DG 1: Design in Housing Proposals.	Enhanced sense of place and pride in community.	Enhanced sense of place that attracts visitors.	Sustainable drainage, energy conservation and generation measures incorporated in new development.
POLICY DG 2: Development Generally.	Enhanced sense of place and pride in community.	Enhanced sense of place that attracts visitors.	Sustainable drainage, energy conservation and generation measures incorporated in new development.
POLICY DG 3: Design and Local Distinctiveness in the historic core	Local distinctiveness promoted and reinforced, generating sense of place and belonging.	Historic environment aspect of Falmouth's role as a key tourist and pedestrian destination protected and enhanced. Quality leisure 'offer' of Falmouth improved	Local character and history, and the identity of local surroundings and materials reflected in design in the historic core.
POLICY DG 4: Design and Local Distinctiveness outside the historic	Local distinctiveness promoted and reinforced, generating sense of place and belonging.	Historic environment aspect of Falmouth's role as a key tourist and pedestrian destination protected and enhanced. Quality leisure 'offer' of Falmouth improved	Local character and history, and the identity of local surroundings and materials reflected in design in the historic core.
POLICY DG 5: Shop front design and signage	Local distinctiveness promoted and reinforced, generating sense of place and belonging.	Distinctive features which are part of the Falmouth shopping experience preserved or reflected in new developments.	Details of main street character preserved.
POLICY DG 6: Design and the historic environment	Local distinctiveness promoted and reinforced, generating sense of place and belonging.	Historic environment aspect of Falmouth's role as a key tourist and pedestrian destination protected and enhanced. Quality leisure 'offer' of Falmouth improved	Local character and history, and the identity of local surroundings and materials reflected in design in the historic core.

Figure 4: Falmouth NDP Policies Achieving Sustainable Development

Policy	Social implications / Outcomes	Economic implications / Outcomes	Environmental implications / Outcomes
POLICY DG 7: Design in Conservation Areas	Local distinctiveness promoted and reinforced, generating sense of place and belonging.	Historic environment aspect of Falmouth's role as a key tourist and pedestrian destination protected and enhanced. Quality leisure 'offer' of Falmouth improved	Key elements and assets of local character and history, and the identity of local surroundings and materials preserved or reflected in design in the Conservation Area.
POLICY DG 8: Development within the setting of a Conservation Area	Local distinctiveness promoted and reinforced, generating sense of place and belonging.	Historic environment aspect of Falmouth's role as a key tourist and pedestrian destination protected and enhanced. Quality leisure 'offer' of Falmouth improved	Key elements and assets of local character and history, and the identity of local surroundings and materials preserved or reflected in design adjoining the Conservation Area.
POLICY DG 9: Trees and large tree-like shrubs in the Conservation Area	Local environmental quality and sense of place protected.	Settings of heritage features which are part of tourism asset protected.	Habitat supported.
POLICY DG 10: Historic Parks and Gardens	Local distinctiveness promoted and reinforced, generating sense of place and belonging.	Historic environment aspect of Falmouth's role as a key tourist and pedestrian destination protected and enhanced. Quality leisure 'offer' of Falmouth improved	Habitat supported.
POLICY DG 11: Impact on Views and Vistas.	Local distinctiveness promoted and reinforced, generating sense of place and belonging.	Historic environment aspect of Falmouth's role as a key tourist and pedestrian destination protected and enhanced. Quality leisure 'offer' of Falmouth improved	Impact on AONB and Conservation Area minimised.
POLICY DG 12 - Local Listing of Non-Designated Heritage Assets	Local distinctiveness promoted and reinforced, generating sense of place and belonging.	Falmouth's environmental reputation, a key factor in tourism and inward investment, protected.	Quality of built environment maintained and possibly enhanced.
POLICY DP 1: Delivering Community Priorities	Community priorities delivered	Economic priorities delivered	Environmental priorities delivered.

5. Having regard to national policies and guidance

5.1 All of the policies in this neighbourhood plan have been drafted with consideration of the national planning policies set out in the NPPF 2018 and associated guidance.

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

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

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

6.2 The detailed consideration of all policies in the Falmouth Neighbourhood Plan demonstrates how each is in conformity with Local Planning Policy and guidance.

7. Compatibility with EU Regulations

7.1 The Falmouth NDP Stakeholder Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations Assessment. Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion, issued on 5th July 2019, concluded that SEA is not required for the Falmouth NDP. A copy of the screening opinion is included at Appendix 2.

8. Prescribed conditions and prescribed matters.

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

8.2 The Falmouth NDP area is within or is in the ‘zone of influence’ for several European and other designations:

- Fal and Helford SAC
- Falmouth Bay to St Austell Bay SPA
- Carrine Common SAC

The latter two abut or slightly overlap the edge of the NDP area.

8.3 The Falmouth NDP Screening Opinion confirms that the Falmouth NDP will not cause significant environmental effects on these areas.

9. Comprehensive Impact Assessment Implications

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

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

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

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

9.5 An Equalities Impact Assessment has been carried out for the Falmouth NDP. It concludes that that none of the policies in the NDP will have high negative impacts upon groups with protected characteristics, with most being low

impact. Many of the policies will make a positive contribution to the needs of those in the community with protected characteristics.

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

10. Conclusion

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

10.2 It is considered that the Basic Conditions as set out in Schedule 4B to the Town 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 - Falmouth Neighbourhood Plan Confirmation of Designation

Cornwall Council

Dolcoath Avenue Camborne Cornwall TR14 8SX

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Application number: PA14/00019/NDP

Applicant:

Mr Mark Williams
Falmouth Town Council
Municipal Buildings
The Moor
Falmouth
Cornwall
TR11 2RT

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

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 17th November 2014 and accompanying plan(s):

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

Relevant Body: Falmouth Town Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

Phil Mason

Head of Planning, Housing and
Regeneration

DATED: 16 January 2015

Due to an error on the Designation Map, the area was re-designated in 2017.

Cornwall Council

Dolcoath Avenue Camborne Cornwall TR14 8SX

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Applicant:

Mr Mark Williams
Falmouth Town Council
Municipal Buildings
The Moor
Falmouth
Cornwall
TR11 2RT

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

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 11th May 2017 and accompanying plan(s):

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

Relevant Body: Falmouth Town Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

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

DATED: 12th May 2017



Appendix 2 – Screening Opinion

Include a copy of the screening opinion decision



Mr Mark Williams,
Falmouth Town Council,
The Old Post Office,
The Moor,
Falmouth
TR11 3QA
By email
Dear Mark,

Date: 5 July 2019

Falmouth Neighbourhood Development Plan – SEA and HRA Screening Decision

As requested, I have screened the Falmouth Neighbourhood Development Plan (the NDP) to establish whether Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA) is required in order for the NDP to be legally compliant.

As you are aware, both Natural England and Historic England raised several issues during consultation on the screening report. The steering group has worked on the evidence base and the policy wording to provide either evidence, or adjustments to policy wording, to ensure that the NDP does not cause significant environmental effects. I can confirm that, following considerable work and rescreening of the NDP, the consultation bodies are now satisfied.

Appropriate Assessment has been carried out due to the potential for significant effects on a European Site, the Fal and Helford SAC, through the pathways of recreational disturbance and impacts on water quality. A strategic solution exists in Policy 22 of the Cornwall Local Plan for the mitigation of recreational impacts. Changes have been made to policy wording in the NDP to ensure mitigation against water quality impacts.

Heritage Impact Assessment has been carried out to support regeneration of sites within the development boundary and to inform those development policies.

The additional evidence has been made available to the consultation bodies and the NDP has been rescreened. Cornwall Council is of the opinion that SEA is not required for the Falmouth NDP. The attached SEA and HRA Screening report, incorporating Appropriate Assessment, provides detail of the screening assessment.

Yours sincerely

Mrs Sarah Furley
Group Leader Neighbourhood Planning
Planning and Sustainable Development
Tel: 01872 224294 Email: sarah.furley@cornwall.gov.uk

Falmouth NDP (July 2019)

**Strategic Environmental Assessment
Habitats Regulations Assessment**

**Screening Report
Including Appropriate Assessment**

**13 May 2019
Updated 1 July 2019**

Falmouth Neighbourhood Plan SEA and HRA Screening Report

Contents

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Falmouth Neighbourhood Plan

SEA and HRA Screening Report

1. Introduction

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

1.2 The vision of the NDP is stated as:

‘In 2030, Falmouth will be a distinctive, vibrant, resilient, inclusive and well-balanced, attractive sea-port town. It will form the sustainable social and economic heart of the wider Falmouth/ Penryn Community Network, serving an important strategic role in enabling Cornwall’s economy to reach its full potential, and responding effectively to climate change.’

The broad aims of the NDP are:

- To enhance the town and maintain its excellent qualities up to 2030 and beyond.
- To balance the competing needs for growth and development with protection and enhancement.
- To promote development that is sustainable socially, economically and environmentally.

To achieve these aims the housing strategy of the NDP is to identify urban capacity opportunities, (strategic housing allocation is dealt with by Cornwall Council’s site allocation DPD and those sites are outside the NDP area) and to manage the demand for student housing. (Policies HR4-7, TC1-4 and HMO1 &2)

The town centre strategy is to encourage the quality of development on urban capacity sites, improve public realm, revitalise the town centre by encouraging the use of upper floors, and support business, tourism and the docks.(Policies BE1-12)

A suite of environment policies protect green spaces, corridors (Policies FOS 1-7) and Policies CUL1-4 protect cultural facilities. There is also a suite of design and heritage policies (DG1-12) which encourage a high standard of design,

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.

Falmouth Neighbourhood Plan SEA and HRA Screening Report

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal 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. The Localism Act 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 and unless they choose to complete a full SA plans will need to be screened for SEA separately.
- 2.4 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
- 2.5 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'

Falmouth Neighbourhood Plan SEA and HRA Screening Report

sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.).

2.6 This report therefore includes screening for SEA and HRA and uses the SEA criteria and the European Site Citations and Conservation Objectives/Site Improvement Plans to establish whether a full assessment is needed.

Falmouth Neighbourhood Plan SEA and HRA Screening Report

3. Criteria for Assessing the Effects of the Neighbourhood Plan

3.1 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,

Falmouth Neighbourhood Plan SEA and HRA Screening Report

- 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

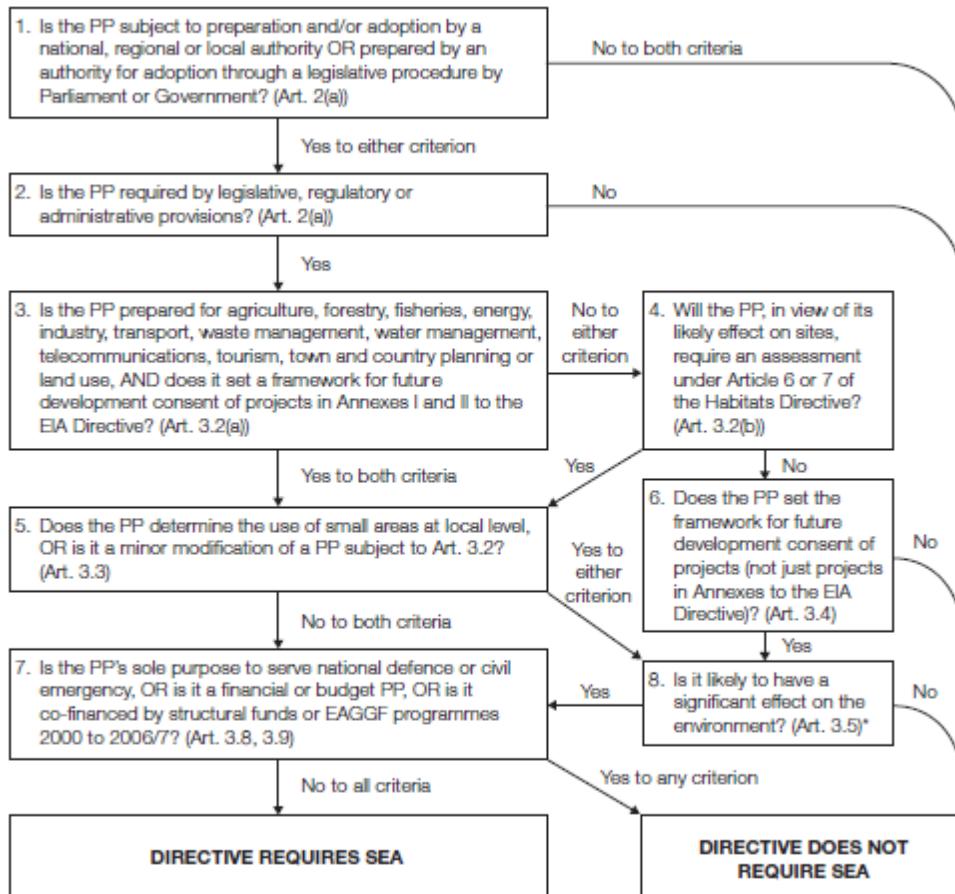
Falmouth Neighbourhood Plan SEA and HRA Screening Report

4. Assessment

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

Figure 2 – Application of the SEA Directive to plans and programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

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

Falmouth Neighbourhood Plan SEA and HRA Screening Report

4.2 HRA screening:

Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites? The tables below appraise the effect of allocations or policies within the NDP which have the potential to significantly affect European sites within or with a pathway of impact from the NDP, either alone or in combination with other plans or projects. The precautionary principle must be used when assessing whether adverse effects are significant. Appropriate assessment has been carried out where policies have been screened in.

Introduction:

The recent European Union judgment (People over Wind & Sweetman v Coillte Teoranta Case C-323/17) ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures (referred to in the judgment as measures which are intended to avoid or reduce effects) should be assessed within the framework of an appropriate assessment and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan or project on a European site at the screening stage. Consequential changes to relevant regulations through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force on 28 December 2018. The regulations allow neighbourhood plans and development orders in areas where there could be likely significant effects on a European protected site to be subject to an 'Appropriate Assessment' to demonstrate how impacts will be mitigated, in the same way as would happen for a draft Local Plan or planning application.

As potential for recreational disturbance was identified by the HRA of the Cornwall Local Plan, multiple surveys in all four seasons were carried out to collect evidence of the pattern of recreational activity in various sites in Cornwall. From this evidence a zone of influence (ZOI), from which residents might reasonably be expected to travel to carry out leisure activities on the SAC has been identified. Falmouth parish is entirely within the ZOI for the Fal and Helford and therefore the urban capacity sites fall within this zone. Strategic mitigation is in place through Policy 22 of the Cornwall Local Plan. This is by means of a financial contribution taken from new residential development and the contributions will be used for mitigation measures agreed with the conservation bodies, such as signs, notices, education and awareness raising

In combination effects:

The Falmouth NDP has been considered in combination with the Cornwall Local Plan: Strategic Policies (CLP:SP) and Cornwall Local Plan: Site Allocations DPD (DPD) so that the impact of development on specific sites within the NDP has been considered in combination with the levels of growth in the CLP and the site specific allocations of the DPD.

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

European Sites screened out for all NDP policies:

European Site	Designated features	Threats/pressures	Pathways of Impact Arising from Development related to NDP	Likely significant effects (including in combination)	Screen in or out
Falmouth to St Austell Bay SPA	Qualifying species: Black throated diver Great northern diver Slavonian Grebe.	Fixed/drift net fishery	None. Screened out through HRA of CLP para 3.4.1	None	Out

The Falmouth Bay to St Austell Bay SPA borders the coast of the parish. The designated species are overwintering seabirds. The SPA was scoped out of the Cornwall Local Plan HRA .The Impact Assessment accompanying the consultation on the SPA designation proposal identified the following categories of activities that occur within or adjacent to the area covered by the SPA: recreation; commercial fishing, shipping; renewables; oil and gas; marine cables; and defence. However, the January 2014 consultation document identified that the only activity within these categories which would potentially require management, and which therefore may conflict with the SPA, was the fixed/drift net fishery. This activity is not associated with Local Plan development, nor with the development policies of the NDP.

The following policies have been screened in.

NDP Policy HR5 Urban Capacity Sites and HR6 Criteria for Urban Capacity sites

**Falmouth Neighbourhood Plan
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European Site	Designated features/ habitats	Conservation Objectives	Pathways of impact	LSE	Screen in or out?
Fal and Helford SAC	Qualifying habitats: <ul style="list-style-type: none"> • Atlantic salt meadows • Estuaries • Large shallow inlets and bays • Intertidal mudflats& sandflats • Reefs • Subtidal sandbanks Qualifying species: Shore dock	European Site Conservation Objectives for Fal & Helford SAC	Recreation Water quality	Yes Yes	In In

Appropriate Assessment:

Recreational disturbance:

HRA screening of the Cornwall Local Plan (Section 3.3) concluded that there was potential for impact on the features of the Fal and Helford SAC arising from increased recreational activity associated with the level of growth proposed by the Cornwall Local Plan. Specific impacts are the effect of anchor drag on qualifying habitats, reefs and subtidal sandbanks and disturbance to those habitats caused by ad hoc launching of small craft such as kayaks.

The Falmouth NDP does not propose development over and above the growth set out in the Cornwall Local Plan: Strategic Policies. Further detail specifying the strategic sites required to deliver this growth is given by the Cornwall Local Plan: Site Allocations DPD. Those sites are on the periphery of Falmouth and Penryn and are not within the NDP area.

The Falmouth NDP does identify the potential for town centre sites to provide opportunities for redevelopment in policy HR5 and sets some criteria for the redevelopment of these sites in policy HR6. As a precautionary measure, these policies have been screened in, for potential recreational disturbance in combination with the growth level identified in the CLP:SP and the site allocations in the DPD.

The Urban capacity sites envisaged by Policy HR5 are within the zone of influence for recreational disturbance of the feature of the SAC and as noted above, strategic mitigation is in place through Policy 22 of the Cornwall Local Plan. This is by means of a financial contribution taken from new residential development and the contributions will be used for mitigation measures agreed

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with the conservation bodies, such as signs, notices, education and awareness raising. Policy HR6 which sets out criteria for the development of infill sites, makes specific reference to this strategic mitigation in point 3. It is therefore possible to conclude that there will be no impact on the integrity of the SAC resulting from recreational disturbance.

Water Quality:

Avoiding an adverse effect is largely in the hands of the water companies (through their investment in future sewage treatment infrastructure) and Environment Agency (through their role in consenting effluent discharges). However, local authorities can also contribute through ensuring that sufficient wastewater treatment infrastructure is in place prior to development being delivered through the Local Plan.

Cornwall Council has confirmed that with South West Water that the levels of development envisaged within the catchments of Carron Downs STW, Falmouth STW, Lanner St. Day STW, Mylor Bridge STW, can be accommodated without a requirement to increase the discharge consent volumes at these STWs, or that if an increase in consented discharge volumes is required this can be achieved without a deterioration in downstream water quality. The Local Plan makes it clear that this need will be determined and delivered through interaction with other authorities including South West Water and the Environment Agency.

This has been confirmed through the HRA of the Cornwall Local Plan: Strategic Policies which concludes that there will be no significant effects on water quality in the Fal and Helford as a result of the levels of development proposed by the Cornwall Local Plan. (Cornwall Local plan HRA, para 5.4.1) The NDP does not propose to raise development levels above the level of the Cornwall Local Plan. A further criterion has been added to Policy HR 6: Development shall ensure there is sufficient consented sewage treatment capacity to ensure no adverse impact on the Fal & Helford SAC

In addition the Site Allocations DPD, also a part of the Cornwall local Plan suite of documents, has been subject to HRA. The DPD allocates strategic sites in and around Falmouth and table 5.2.i (in the August 2018 update report to the HRA report, required following the Sweetman judgement) carries out Appropriate Assessment for water quality issues that may arise during construction phase, since mitigation can no longer be taken into account at screening stage. This finds that LSE at construction stage can be mitigated through a Construction Environmental management Plan (CEMP) and it is therefore considered unlikely that significant effects as a result of air or water quality impacts or noise/vibration/visual disturbance will arise at > 150 m within the already highly-urbanised environment these allocations are located within. For those urban capacity sites closer to the Fal and Helford SAC any potential construction-related impacts arising from minor development within this location would be managed through the implementation of a CEMP, which is required explicitly in policy wording. The policy wording has been updated, following interim comments from NE on 6.6.19, to require the CEMP to be agreed prior to commencement. Surface water run-off is managed by SUDs and through the Building Regulations and will not increase as a result of development. A further criterion has been added to the policy: Proposals should ensure that surface

**Falmouth Neighbourhood Plan
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water drainage is designed and managed to ensure no adverse effect on the Fal and Helford SAC, again in response to NE comments on 6.6.19.

Therefore it is possible to conclude that there will be no impact on the integrity of the SAC resulting from water quality impacts.

NDP Policy:TC2 Church Street Carpark

European Site	Designated features/ habitats	Conservation Objectives	Pathways of impact	LSE	Screen in or out?
Fal and Helford SAC	Qualifying habitats: <ul style="list-style-type: none"> • Atlantic salt meadows • Estuaries • Large shallow inlets and bays • Intertidal mudflats& sandflats • Reefs • Subtidal sandbanks Qualifying species: Shore dock	<u>European Site Conservation Objectives for Fal & Helford SAC</u>	Recreation Water quality	Yes Yes	In In

Appropriate Assessment:

Recreational disturbance.

This site is on the waterfront adjacent to the Fal and Helford SAC. It is therefore clearly within the zone of influence for recreational disturbance of the feature of the SAC and as noted above, strategic mitigation is in place through Policy 22 of the Cornwall Local Plan. This is by means of a financial contribution taken from new residential development and the contributions will be used for mitigation measures agreed with the conservation bodies, such as signs, notices, education and awareness raising. Policy TC2 does not specifically support residential development, but if any residential

Falmouth Neighbourhood Plan SEA and HRA Screening Report

accommodation is included as part of any proposals on site it will be subject to the requirement of contributions towards strategic mitigation, as required by the Cornwall Local Plan.

Previous iterations of the policy included reference to the creation of a slipway access at this site. Following comments from Natural England this reference has been removed and the policy supports the provision of public open space and land based facilities.

Water Quality:

This is a waterfront site, adjacent to the SAC. Part of the site was formerly a gasworks and there is a record of the determination of land as contaminated land in accordance with Part 2A of the Environmental Protection Act 1990, dating from 14 September 2010. This document (attached) identifies 14 Significant Pollutants and two pathways: direct discharge of contaminants through the harbour wall and surface water drainage and potential leaching from soils and migration through groundwater. The document details the desk top study, assessment and further intrusive investigation that was carried out.

Using this report, advice has been sought from the Public Protection team of the Environment Service at Cornwall Council. They advised that whilst policy TC2 as drafted rightly directed the reader to the need for the production of remediation strategy it should be noted that the contaminated land assessment undertaken under Part 2A of the Environmental Protection Act 1990 is based on the current use as a car park. Redevelopment of the site would require assessment for the 'proposed use' which will influence the nature of remediation required. Whilst the previous investigation work is relevant, the phased process of assessment will need to start at the beginning (i.e. with a phase 1 risk assessment) and the appropriate stages will follow and that this information will need to be submitted with any planning application. Although planning conditions could be applied, given the nature of the contamination on site it would be preferable to require phase 2 investigation information and potentially a remediation strategy upfront with any planning application to ensure redevelopment is viable. It will not be a straightforward site to remediate and there is the potential for pollutant pathways to be opened up through redevelopment work.

This advice has been used to amend policy TC2, incorporating the technical advice into part 2 of the policy and requiring the investigation information and remediation strategy upfront as recommended. Two further criteria has been added to the policy: Development shall ensure there is sufficient consented sewage treatment capacity to ensure no adverse impact on the Fal & Helford SAC and Proposals should ensure that surface water drainage is designed and managed to ensure no adverse effect on the Fal and Helford SAC. A detailed project stage HRA would be required in any case.

With the amendments to the policy it is possible to conclude that there will be no adverse impact on the integrity of the SAC arising from this policy.

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NDP Policy: TC3 Quarry Car Park

European Site	Designated features/ habitats	Conservation Objectives	Pathways of impact	LSE	Screen in or out?
Fal and Helford SAC	Qualifying habitats: <ul style="list-style-type: none"> • Atlantic salt meadows • Estuaries • Large shallow inlets and bays • Intertidal mudflats& sandflats • Reefs • Subtidal sandbanks Qualifying species: Shore dock	<u>European Site Conservation Objectives for Fal & Helford SAC</u>	Recreation Water quality	Yes Yes	In In

Appropriate Assessment:

Recreational Impact

As with policies BE5 and TR2, the Quarry Car Park site is within the zone of influence for recreational disturbance of the feature of the SAC and as noted above, strategic mitigation is in place through Policy 22 of the Cornwall Local Plan. This is by means of a financial contribution taken from new residential development and the contributions will be used for mitigation measures agreed with the conservation bodies, such as signs, notices, education and awareness raising. Policy TR3 notes this requirement in clause 10. Therefore it is possible to conclude that the policy will not give rise to impacts on the integrity of the SAC through recreational impact

Water Quality:

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As for all sites, the HRA of the Cornwall Local Plan: Strategic Policies which concludes that there will be no significant effects on water quality in the Fal and Helford as a result of the levels of development proposed by the Cornwall Local Plan. The NDP does not propose to raise development levels above the level of the Cornwall Local Plan. Following interim advice from NE on 6.6.19 a further criterion has been added to the policy: Development shall ensure there is sufficient consented sewage treatment capacity to ensure no adverse impact on the Fal & Helford SAC.

For this site in particular, a former quarry, desk top studies including the Richard Thomas Map 1827, the 1841 Tithe Map, the 1880 and 1935 OS 25" maps, and RAF aerial photos from 1946 do not reveal any polluting uses of this site and no likely contaminants have been identified.

At its closest point, the Quarry Car Park site is 263 metres from the SAC, outside the distance established in the HRA of the Site Allocations DPD as being likely to give rise to impacts during the construction phase.. The HRA of the Site Allocations DPD finds that LSE can be mitigated through a CEMP and it is therefore considered unlikely that significant effects as a result of air or water quality impacts or noise/vibration/visual disturbance will arise at > 150 m within the already highly-urbanised environment these allocations are located within.

The policy wording has been amended to require a CEMP as a precautionary measure. Further wording has been added to cause 7 of the policy to ensure that the SUDS schemes are designed to ensure no adverse impact on the Fal and Helford SAC. Therefore it is possible to conclude that the policy will not give rise to impacts on the integrity of the SAC through impact on water quality.

NDP Policy: TC4 former TA centre

European Site	Designated features/ habitats	Conservation Objectives	Pathways of impact	LSE	Screen in or out?
Fal and Helford SAC	Qualifying habitats: <ul style="list-style-type: none">• Atlantic salt meadows• Estuaries• Large shallow inlets and bays• Intertidal	European Site Conservation Objectives for Fal & Helford SAC	Recreation Water quality	Yes Yes	In In

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mudflats& sandflats • Reefs • Subtidal sandbanks Qualifying species: Shore dock			
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Appropriate Assessment:

Recreational Impacts

As with policies BE5, TR2 and TR3, the former TA centre site is within the zone of influence for recreational disturbance of the features of the SAC and as noted above, strategic mitigation is in place through Policy 22 of the Cornwall Local Plan. This is by means of a financial contribution taken from new residential development and the contributions will be used for mitigation measures agreed with the conservation bodies, such as signs, notices, education and awareness raising. Policy TR4 notes this requirement in clause 7. Therefore it is possible to conclude that the policy will not give rise to impacts on the integrity of the SAC.

Water Quality

As for all sites, the HRA of the Cornwall Local Plan: Strategic Policies which concludes that there will be no significant effects arising from wastewater treatment on water quality in the Fal and Helford as a result of the levels of development proposed by the Cornwall Local Plan. The NDP does not propose to raise development levels above the level of the Cornwall Local Plan. Following interim advice from NE on 6.6.19 a further criterion has been added to the policy: Development shall ensure there is sufficient consented sewage treatment capacity to ensure no adverse impact on the Fal & Helford SAC.

Currently a car park, this site was formerly a shipwrights yard and a TA centre. Desk top studies of information including the 'Burghley Map, c.1590, the 1773 map of Falmouth, reconstructed by Peter Gilson, the Richard Thomas Map 1827, the 1841 Tithe Map, the 1880 and 1935 OS 25" maps, and RAF aerial photos from 1946) reveal that the shipwright use was in the first half of the 19th Century when mostly wooden ships were constructed, and about a third of the site was a log pond (in common with many other developed sites in this area of Falmouth). The subsequent military use was mainly as a drill hall and 'square-bashing' area. No likely contaminants have been identified.

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At its closest point the site is 102 metres from the SAC. This is within the distance identified (150m) in the HRA of the site allocations DPD where construction activities have the potential to cause impact on water quality. Therefore the policy has been amended to require a CEMP and a clause stating ‘Proposals should ensure that surface water drainage is designed and managed to ensure no adverse effect on the Fal and Helford SAC’ has been added following interim advice from NE on 6.6.19. A project level HRA will be required in any case at application stage It is therefore possible to conclude that there will be no significant impacts on the integrity of the SAC through water quality arising from this policy.

NDP Policy BE1: Supporting the harbour, port and docks

BE5: Facilities for small boat moorings

Policy BE6: Prince of Wales Pier

European Site	Designated features/ habitats	Conservation Objectives	Pathways of impact	LSE	Screen in or out?
Fal and Helford SAC	Qualifying habitats: <ul style="list-style-type: none">• Atlantic salt meadows• Estuaries• Large shallow inlets and bays• Intertidal mudflats& sandflats• Reefs• Subtidal sandbanks Qualifying species: Shore dock	<u>European Site Conservation Objectives for Fal & Helford SAC</u>	Recreation Water quality	? ?	In In

Appropriate Assessment

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These policies have been screened in on the advice of Natural England. No specific impacts on the SAC have been identified at this stage.

Policy BE1 gives general support to the function of the docks at Falmouth. It does not propose specific development, although mention of improvements to disabled access is made. Following advice from NE, the wording of the supporting text has been amended, removing a reference to dredging in the supporting text and removing reference to 'the approach' to the docks in the supporting text and in the policy wording. Any such proposals will need to be assessed at application stage with a project level HRA and it is likely that a CEMP will be required. Additional wording has been added to the Plan text to highlight that a project level HRA will be required to accompany future applications within the dock complex and that a CEMP is also likely to be required. Therefore it is possible to conclude that the policy will not give rise to impacts on the integrity of the SAC.

The title of policy BE5 has been amended, in line with advice from Natural England, to make clear that the policy sets criteria for development on land – not the creation of additional moorings, which is controlled through a separate licensing process regulated by the harbourmaster. The policy requires an assessment of any contribution that development will make to an increase in recreation and requires mitigation for this, to be agreed prior to any development. This is a criteria based policy; impacts on recreational activity and water quality will need to be assessed at application stage, with a project level HRA to establish the effects of any proposal. Additional wording has been added so that the need to address water quality is also referred to in the policy. Therefore it is possible to conclude that the policy will not give rise to impacts on the integrity of the SAC.

Policy BE 6 supports the 'revival' of the Prince of Wales Pier and encourages enhancement of the public realm, including provision of seating, shelters, performance spaces and disabled access. Some of these operations may not be classed as development and will not require planning permission. Where they do, a project level HRA will be required to assess specific proposals for potential impact on the SAC. Therefore it is possible to conclude that the policy will not give rise to impacts on the integrity of the SAC

Overall HRA Conclusions:

The Falmouth NDP can rely in part on the HRA screening and Appropriate Assessments carried out for the Cornwall Local Plan Strategic Policies <https://www.cornwall.gov.uk/media/17689865/cornwall-further-significant-changes-hra-feb-2016-update.pdf> and the Site Allocations DPD <https://www.cornwall.gov.uk/media/34460734/final-hra-addendum-section-5-aug-18.pdf> and

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<https://www.cornwall.gov.uk/media/26855223/appendix-2-cemp-contents.pdf>

The HRA of the Cornwall Local Plan: Strategic Policies concludes that there will be no significant effects on water quality in the Fal and Helford, arising from wastewater treatment, as a result of the levels of development proposed by the Cornwall Local Plan, para 5.4.1. The NDP does not propose to raise development levels above the level of the Cornwall Local Plan and extra wording has been inserted into the site specific policies, as described above, to ensure that individual proposals ensure that sufficient consented sewage treatment capacity exists to safeguard the water quality of the SAC. .

The HRA of the Site Allocations DPD establishes when the proximity of sites may give rise to impacts on the features of the SAC table 5.2.i. It carries out appropriate assessment for the strategic sites required to deliver the growth identified for the Falmouth area in the Local Plan; these strategic sites are outside the NDP area, but informed by the appropriate assessment of the DPD the sites shown in the NDP which are in proximity to the SAC have been assessed.

The Appropriate Assessment of the Falmouth NDP looks in more detail at the sites and policies in the NDP and finds that it is reasonable to conclude that the mitigation measures included in the Falmouth NDP policies will be sufficient to avoid and/or mitigate effects. However, this conclusion does not remove the need for HRA of any other plans, projects, or permissions associated with the Falmouth NDP. Project level HRA would be expected for the detailed proposals for development of the sites described in the NDP.

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4.3 SEA screening: The table below shows the assessment of whether the neighbourhood plan will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied.

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

Table 2 likely significant effects

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SEA requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The NDP provides local criteria based policies to control the quality of development within the parish. The NDP does not deal with the provision of the housing allocation for Falmouth but contains policies regarding the type of development, control of student housing and town centre regeneration.
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 development must be in general conformity National Planning Policy Framework and the Local Plan which promote sustainable development.
4. environmental problems relevant to the plan or programme,	Determination of contaminated land, Church Street Car Park
5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A

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Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
6. the probability, duration, frequency and reversibility of the effects,	The proposed NDP plan period runs from the making of the NDP until 2030, commensurate with the current adopted Cornwall Local Plan. The plan will influence the determination of applications for built development (usually permanent) during this period.
7. the cumulative nature of the effects,	The Local Plan apportions 2800 dwellings for Falmouth and Penryn during the plan period 2010-2030 and estimates that approx. 270 of these will be delivered through windfall – ie on sites not allocated in the Site Allocations Development Plan Document (DPD). The DPD allocates the strategic sites around the edges of the main towns of Falmouth and Penryn, which is outside the NDP area. Some windfall sites may be expected within the Falmouth NDP area as infill sites within the built up area – others will be outside the Falmouth NDP area. Falmouth is the service centre for the rural parishes around it. It is also affected by the University, which is in adjoining Mabe Parish. Strategic development for the university is also dealt with in the DPD.
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 2011 census records a population for Falmouth parish of 21833 and the 2016 mid year estimate was 22744. The parish covers an area of approx 815 hectares.
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>The Fal and Helford SAC forms the eastern and southern (coastal) boundaries of the parish. This is a marine SAC designated for atlantic salt meadows, estuaries, large shallow inlets and bays, intertidal mudflats& sandflats, reefs and for shore dock. Possible impacts on the qualifying features (habitats and species) of the SAC have been considered in detail in section 3.2 with appropriate assessment of those policies that have been screened in, in response to advice from Natural England.</p> <p>Swanpool Beach to Maenporth County Wildlife Site runs along the coast in the southern, rural part of the parish. This covers an area of 29 hectares and is described as a zone of semi-natural coastal vegetation, cliffs and rocky shores. It contains the BAP priority habitats Maritime Cliff and Slopes.</p> <p>Maenporth Valley County Wildlife Site covers an area of 28 hectares, approximately 20 of which are within the south western corner of the parish. This is a low-lying valley system and comprises a range of wetland and woodland habitats, including the BAP priority habitats Wet Woodland, Lowland Fens, Upland Oakwood and Saline Lagoon.</p>

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	<p>The NDP does not propose any development in these areas, which are remote from the built up area of the town.</p> <p>Swanpool SSSI lies on the southeastern edge of the built up area of Falmouth, close to Swanpool Beach. It is a brackish lagoon, important as a rare habitat – and also the only place where the trembling sea mat is found in Britain. It is recorded as being in 100% favourable condition – last assessment in 2010. It is a local nature reserve with a management forum. The NDP does not include policies or sites for development in proximity to the SSSI, but does identify it as part of the green corridor for Falmouth. Policy FOS 4 protects the green corridor and resists any development within or close to it which could harm biodiversity.</p> <p>Falmouth has an extensive conservation area which covers over one third of the built up area of the parish and has an adopted conservation area Appraisal. The Historic Environment Record records 218 results on the national heritage list for England, which includes scheduled ancient monuments at Pendennis point (castle and fortifications) and a registered park at Falmouth General Cemetery.</p> <p>The NDP recognises that Falmouth is nationally important based on its historical maritime role and historic character. Detailed evidence base work has been carried out with the support of CC conservation officer and advice from Historic England, to ensure that the policy framework of the NDP, especially in respect of the town centre regeneration sites, protect and enhance the historic environment and the character, fabric and setting of assets with the potential to be affected by the NDP. Heritage Impact Assessments (HIA) have been carried out for policies HR4, HR5, HR5 and TC2,3 and 4. These HIA have been reviewed by the CC conservation officer and additional work assessing the significance of the assets has been incorporated on the advice of Historic England. The recommendations arising from the HIA have been incorporated into the policies, and this is documented in the attached 'Doc B Heritage Assessments (revised final.) On the basis of this assessment work and the revisions to policy wording, the CC conservation officer is satisfied that there will be no significant adverse impacts on the historic environment arising from the NDP site policies.</p> <p>The NDP also contains a good framework of general design and heritage policies, POLICY DG3: Design and local distinctiveness in the historic core, POLICY DG 5: Shop front design and signage, POLICY DG 6: Design and the historic environment, POLICY DG 7: Design in Conservation Areas, POLICY DG 8: Development within the setting of a Conservation Area, POLICY DG 9: Historic Parks and Gardens and POLICY DG 12 - Local Listing of Non-Designated Heritage Assets. These contain appropriate references to local character and distinctiveness, to add value to the strategic policy framework for heritage protection.</p>
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12. the effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>The southern extremity of the parish is within the Cornwall AONB South Coast Western area. This is outside the built up area of Falmouth and the NDP does not propose development which encroaches on this area, nor development of a scale which would affect the setting of the AONB.</p> <p>The NDP also contains policies POLICY DG3: Design and local distinctiveness in the historic core and DG10 Impact on Views and Vistas, which require a landscape character assessment approach to new development, to ensure that the landscape setting of the town is protected.</p>
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5. Screening Outcome

5.1 HRA screening and appropriate assessment: The assessment in section 4.2 shows that there is a potential for significant effects on a European site, the Fal and Helford SAC, through the pathways of recreational disturbance. An Appropriate Assessment has been carried out. Strategic mitigation is in place through Policy 22 of the Cornwall Local Plan and it is therefore possible to conclude that, in combination with the Local Plan Policy, there will be no impact on the integrity of the European site from an increase in recreational impacts.

5.2 Site specific policies have also been subject to Appropriate Assessment where potential for impacts on the water quality of the SAC have been identified. Amendments have been made to policy wording and mitigation measures built in to those policies, to ensure that adverse impacts on the integrity of the European site are avoided.

5.3 SEA screening: Regulation 5(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 (“the SEA Regulations”) provides that an environmental assessment (an SEA) must be carried out in a number of circumstances, including where the plan or programme, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (i.e. appropriate assessment by way of an HRA).

5.4 However, this requirement is subject to an exception contained in Regulation 5(6) which provides that an environmental assessment need not be carried out for a plan or programme “which determines the use of a small area at local level” unless the plan has been determined to be likely to have significant environmental effects. Whether the plan is likely to have significant environmental effects needs to be determined by reference to the criteria in Schedule 1 of the 2004 Regulations. These criteria are set out in a series of questions in section 4.3 of this report.

5.4 The Falmouth NDP determines the use of land within the NDP area – the parish of Falmouth. The assessment in section 4.3 does not reveal any significant effects in the environment resulting from the policies of the Falmouth NDP. The policy framework exists in Cornwall Local Plan policies 23 and 24 and in the emerging NDP to ensure protection of the environment. SEA is therefore not required.

Appendix 3 – Policy analysis

DETAILED CONSIDERATION OF FALMOUTH NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

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

Policy	Promoting Sustainable Development				NPPF 2018	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
POLICY HR 4: Falmouth AFC Site	++	+	-	Although new greenfield development will have impacts on climate, soil and water, HR4 sets guidelines that will help to ensure that the site integrates with Falmouth's community, does not harm biodiversity, incorporates local facilities, and supports replacement of football stadium.	<ul style="list-style-type: none"> Delivering a sufficient supply of homes Promoting Healthy and Safe Communities Promoting sustainable transport Conserving and enhancing the natural environment 	Policy 2 Spatial strategy Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 22 European protected sites - mitigation of recreational impacts from development Policy 23 Natural environment Policy 27 Transport and accessibility
POLICY HR 5: Identified urban capacity sites:	++	+	++	Urban capacity sites are mostly previously developed land close to facilities so well-designed development there may reduce travel needs, and help improve local design, introduce sustainable building practices, improve social cohesion and mitigate impacts on historic environment and may also bring about improvements (eg repairs, maintenance, revealing heritage assets etc)	<ul style="list-style-type: none"> Delivering a sufficient supply of homes Promoting Healthy and Safe Communities Promoting sustainable transport Making effective use of land Achieving well-designed places Meeting the challenge of climate change, flooding and coastal change Conserving and enhancing the natural environment 	Policy 2 Spatial strategy Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 22 European protected sites - mitigation of recreational impacts from development Policy 23 Natural environment Policy 24 Historic environment Policy 26 Flood risk management and coastal change

Policy	Promoting Sustainable Development				NPPF 2018	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
					<ul style="list-style-type: none"> • Conserving and enhancing the historic environment 	Policy 27 Transport and accessibility
POLICY HR 6: Criteria for Urban Capacity sites	++	+	++	As above	As above	As above
POLICY HR 7: Cohousing and self-build developments	++	+	+	Benefits of co-housing include reducing isolation, community well-being and resilience, building skills, the sharing of resources and energy, increasing efficiency and reducing waste, and reduced carbon footprint. Also require less parking provision and able to incorporate high standards of sustainable building, at higher densities. May also include small workshops.	As above	As above
POLICY HMO1: Student Accommodation	++	0	+	Policy intended to manage impacts of unbalanced growth in student accommodation.	<ul style="list-style-type: none"> • Promoting Healthy and Safe Communities • Achieving well-designed places 	Policy 6 Housing mix Policy 13 Development standards Policy 21 Best use of land and existing buildings
POLICY HMO2: Build to Rent Development	++	+	0	Build to rent can be use previously developed land in accessible locations, address housing needs and aid economic development.	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Making effective use of land • Ensuring vitality of town centres 	Policy 6 Housing mix Policy 21 Best use of land and existing buildings
POLICY TC 1: The Falmouth Town Centre Strategy	+	++	++	This policy aims to consolidate and enhance the 'offer' of Falmouth town centre as an attractive destination for shoppers, visitors and tourists, and will provide the opportunity to improve public realm, accessibility and historic environment, as well as opening up the potential of the Church Street Car Park.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring vitality of town centres • Promoting Healthy and Safe Communities • Promoting sustainable transport 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings

Policy	Promoting Sustainable Development				NPPF 2018	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
					<ul style="list-style-type: none"> • Making effective use of land • Achieving well-designed places • Conserving and enhancing the historic environment 	Policy 24 Historic environment Policy 27 Transport and accessibility
POLICY TC 2: Church Street Car-Park	++	++	+	This site represents the greatest opportunity for Falmouth to make best use of one of its unrealised assets, realizing the potential for net gains in sustainable development which outweigh the limited negative impacts. It will also facilitate the removal/control of buried contaminants so enhancing water quality.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring vitality of town centres • Promoting Healthy and Safe Communities • Promoting sustainable transport • Making effective use of land • Achieving well-designed places • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 22 European protected sites - mitigation of recreational impacts from development Policy 23 Natural environment Policy 24 Historic environment Policy 26 Flood risk management and coastal change Policy 27 Transport and accessibility
POLICY TC 3: Quarry Car Park	++	++	+	The Quarry faces may include biodiversity assets that will need to be identified and any impacts adequately mitigated against with no net loss. Water drainage and reported springs will be complex and need careful treatment to ensure no on or off-site flooding issues occur. These issues are covered by the provisions of the policy and outweighed by the considerable	<ul style="list-style-type: none"> • Ensuring vitality of town centres • Providing Healthy and Safe Communities • Promoting sustainable transport • Making effective use of land • Achieving well-designed places 	Policy 6 Housing mix Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 22 European protected sites - mitigation of recreational impacts from development Policy 23 Natural environment

Policy	Promoting Sustainable Development				NPPF 2018	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
				benefits the development could bring to Falmouth to town centre.	<ul style="list-style-type: none"> Meeting the challenge of climate change, flooding and coastal change Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	Policy 24 Historic environment Policy 26 Flood risk management and coastal change Policy 27 Transport and accessibility
POLICY TC 4: The Former TA Site	++	++	+	The minor negative impacts of this development are outweighed by the considerable benefits the development could bring to Falmouth to town centre.	<ul style="list-style-type: none"> Ensuring vitality of town centres Promoting Healthy and Safe Communities Promoting sustainable transport Making effective use of land Achieving well-designed places Meeting the challenge of climate change, flooding and coastal change Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	Policy 6 Housing mix Policy 12 Design Policy 13 Development standards Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 22 European protected sites - mitigation of recreational impacts from development Policy 23 Natural environment Policy 24 Historic environment Policy 26 Flood risk management and coastal change Policy 27 Transport and accessibility
POLICY TC 5: New uses for upper floors in the town	++	++	0	Introduction of new uses in the TC will increase footfall and vitality, increase night-time oversight and thereby contribute to community safety, and provide small-scale housing opportunities.	<ul style="list-style-type: none"> Building a strong, competitive economy Ensuring vitality of town centres Promoting Healthy and Safe Communities Delivering a sufficient supply of homes Making effective use of land 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 6 Housing mix Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings

Policy	Promoting Sustainable Development				NPPF 2018	Cornwall Local Plan
	Social	Econ	Environ	Commentary		
					<ul style="list-style-type: none"> Achieving well-designed places 	
POLICY BE 1: Supporting the Harbour, Port and Docks.	++	++	-	Supporting the means of economic growth can bring value that helps achieve sustainable outcomes	<ul style="list-style-type: none"> Building a strong, competitive economy Making effective use of land Promoting Healthy and Safe Communities 	Policy 5 Business and Tourism Policy 27 Transport and accessibility
POLICY BE 2: Supporting Value Added Enterprises	+	++	+	Value added businesses may introduce sustainable practices and recovery of waste and energy.	As above	Policy 5 Business and Tourism
POLICY BE 3: Tourism Facilities and Accommodation	+	++	0	New tourism facilities, particularly for 'green tourism' based on local distinctiveness and the maritime location, can support sustainable growth within the local environmental carrying capacity, and provide jobs, services and facilities of benefit to the local community, and help clean up degraded areas.	<ul style="list-style-type: none"> Building a strong, competitive economy Making effective use of land Achieving well-designed places Promoting Healthy and Safe Communities Meeting the challenge of climate change, flooding and coastal change Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 16 Health and wellbeing Policy 21 Best use of land and existing buildings Policy 23 Natural environment Policy 24 Historic environment Policy 25 Green infrastructure
POLICY BE 4: Protection of existing stock of holiday accommodation	0	++	+	Retention of existing stock will aid tourism and help retain character.	<ul style="list-style-type: none"> Building a strong, competitive economy Achieving well-designed places Conserving and enhancing the historic environment 	Policy 5 Business and Tourism Policy 24 Historic environment

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POLICY BE 5: Facilities for small boat moorings	+	+	+	Policy will support enhancement of local tourism and recreation facilities, whilst seeking to ensure the character of the sea-front and harbourside is preserved and harm to amenity restricted.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Promoting Healthy and Safe Communities • Achieving well-designed places • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment 	Policy 5 Business and Tourism Policy 22 European protected sites - mitigation of recreational impacts from development Policy 24 Historic environment Policy 25 Green infrastructure
POLICY BE 6: Revival of Prince of Wales Pier	+	++	+	Policy will support enhancement of local tourism and recreation facilities, whilst seeking to ensure the character of the sea-front and harbourside is preserved.	As above	Policy 5 Business and Tourism Policy 12 Design Policy 24 Historic environment
POLICY BE 7: Enhancing and Promoting the Moor	+	+	++	Policy will support enhancement of local tourism and recreation facilities	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring vitality of town centres • Achieving well-designed places • Conserving and enhancing the historic environment 	As above.
POLICY BE 8: Dracaena Community and Visitor facilities	++	++	0	Facilities aimed mainly at resident community can also be attractive to visitors and benefit economic development.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Promoting Healthy and Safe Communities • Achieving well-designed places 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism

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POLICY BE 9: Supporting Festivals Infrastructure	++	++	+	Whilst the influx of visitors to festival events may encourage more travel by car, the overall benefits of events to the economy, culture, heritage and the health and well-being of the community outweigh the negative aspects.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring vitality of town centres • Promoting Healthy and Safe Communities 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 16 Health and wellbeing
POLICY BE 10: Small scale workshop development	+	++	+	Small scale workshops may allow improved sustainable business practices and aid economic development, but workforce may not be from Falmouth area	<ul style="list-style-type: none"> • Building a strong, competitive economy • Promoting Healthy and Safe Communities • Achieving well-designed places • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment 	Policy 5 Business and Tourism Policy 12 Design Policy 21 Best use of land and existing buildings
POLICY BE 11: Innovation/home business hub.	+	++	0	Supporting innovation may allow improved sustainable business practices and aid economic development, and will support local business growth	As above	As above
POLICY BE12: Home based enterprise.	++	++	+	Home based enterprise can add to community prosperity and reduce travel needs, but can have impacts on residential amenity.	As above	As above
POLICY BE 13: Intensification and Enhancement of Existing Employment Sites	0	++	+	Upgrading existing business sites supports improved sustainable business practices and aid economic development and can mitigate existing environmental issues.	As above	As above

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POLICY FOS 1: Protection of key open spaces.	++	++	++	Protection of open spaces protects their social, environmental and economic value.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Promoting Healthy and Safe Communities • Conserving and enhancing the natural environment 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 23 Natural environment Policy 25 Green infrastructure
POLICY FOS 2: Assessment of secondary open spaces.	++	++	++	As above	As above	As above
POLICY FOS 3: Specific Improvement Projects for Pendennis Point and Falmouth Seafront.	++	++	++	Enhancing open spaces protects and enhances their social, environmental and economic value.	As above	As above
POLICY FOS 4: Green Corridor and Gardens Walk.	++	++	++	Protection of green corridors and walks protects their social, environmental and economic value.	As above	As above
POLICY FOS 5: General open spaces and sports, play and recreation facilities.	++	++	++	Protection of open spaces, sports, play and recreation facilities protects their social, environmental and economic value.	As above	As above
POLICY FOS 6: Funding.	++	++	++	As above	As above	As above
POLICY TCON 1: Sustainable transport measures in new development	++	++	+	Sustainable transport measures may include busses which can produce emissions and use diesel fuel. However, looking forward bus technology is improving which is anticipated to reduce emissions and generate greater modal transfer, with consequent environmental benefits. The benefits of sustainable transport outweigh these temporary issues.	<ul style="list-style-type: none"> • Promoting sustainable transport • Achieving well-designed places • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment 	Policy 12 Design Policy 13 Development standards Policy 25 Green infrastructure Policy 27 Transport and accessibility
POLICY TCON 2: Sustainable transport	++	++	+	Improving pedestrian priority, more accessible surfaces,	<ul style="list-style-type: none"> • Promoting sustainable transport 	Policy 5 Business and Tourism Policy 23 Natural environment Policy 24 Historic environment

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measures in the Town Centre				introducing low emission vehicle charging points, cycling facilities etc can improve town centre viability and vitality, be more socially inclusive, reduce pollution, improve health and enhance setting of heritage assets	<ul style="list-style-type: none"> Ensuring vitality of town centres Building a strong, competitive economy Promoting Healthy and Safe Communities Achieving well-designed places Meeting the challenge of climate change, flooding and coastal change Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	Policy 27 Transport and accessibility
POLICY TCON 3 Protection of footpaths, bridleways and cycleways.	++	++	++	Protection of footpath and bridleways and cycleways in a tightly constrained mainly urban area vital; to support sustainable transport and leisure, and to contribute to the green infrastructure network	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Promoting sustainable transport Achieving well-designed places Meeting the challenge of climate change, flooding and coastal change Conserving and enhancing the natural environment 	Policy 12 Design Policy 13 Development standards Policy 25 Green infrastructure Policy 27 Transport and accessibility
POLICY CUL 1: Development of new and regeneration of cultural facilities.	++	+	++	Cultural facilities have positive benefits on social cohesion, health and well-being, and economic development with little negative impact, which is mitigated through other NDP policies.	<ul style="list-style-type: none"> Building a strong, competitive economy Promoting Healthy and Safe Communities Achieving well-designed places Conserving and enhancing the historic environment 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 24 Historic environment

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POLICY CUL 2: Protection of existing venues.	++	+	++	As above	As above	As above
POLICY CUL 3: Cultural expertise in new development.	++	++	++	Cultural expertise input to new developments can bring significant improvements to their appearance and help the local 'sense of place' develop.	As above	As above
POLICY CUL 4: Cultural use of Open Spaces	++	++	++	The use of open spaces for cultural activity can reduce vandalism, provide opportunities for healthy activity, and help support development of 'sense of place'.	<ul style="list-style-type: none"> Building a strong, competitive economy Promoting Healthy and Safe Communities Achieving well-designed places Conserving and enhancing the historic environment Conserving and enhancing the natural environment 	Policy 4 Shopping, services and community facilities Policy 5 Business and Tourism Policy 12 Design Policy 13 Development standards Policy 24 Historic environment Policy 25 Green infrastructure
POLICY HA 1: Support for the provision of health and social facilities.	++	++	0	The rationalisation and regeneration of the Falmouth Hospital site to provide a location for medical and health facilities to meet the future needs of Falmouth and its adjoining communities is encouraged to support, improve and increase the facilities needed to serve the growing town of Falmouth.	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities 	Policy 4 Shopping, services and community facilities
POLICY DG 1: Design in Housing Proposals.	++	+	++	Good design can make places more 'liveable', comfortable and well maintained and brings broad benefits in terms of mitigating ant harmful effects of proposals.	<ul style="list-style-type: none"> Delivering a sufficient supply of homes Promoting Healthy and Safe Communities Making effective use of land 	Policy 6 Housing mix Policy 12 Design Policy 13 Development standards Policy 25 Green infrastructure Policy 27 Transport and accessibility

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					<ul style="list-style-type: none"> Achieving well-designed places 	
POLICY DG 2: Development Generally.	++	+	++	Good design brings broad benefits in terms of character, layout, movement, adaptability, inclusiveness, resilience, diversity, and 'good neighbourliness'.	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Making effective use of land Achieving well-designed places Conserving and enhancing the historic environment Conserving and enhancing the natural environment 	Policy 12 Design Policy 13 Development standards Policy 25 Green infrastructure Policy 27 Transport and accessibility
POLICY DG 3: Design and Local Distinctiveness in the historic core.	+	++	++	Good design brings broad benefits in terms of character, layout, movement, adaptability, inclusiveness, resilience, diversity, 'good neighbourliness' and the protection, conservation and enhancement of designated and non-designated heritage assets on which Falmouth's reputation relies.	<ul style="list-style-type: none"> Achieving well-designed places Conserving and enhancing the historic environment Building a strong, competitive economy 	Policy 12 Design Policy 13 Development standards Policy 24 Historic environment
POLICY DG 4: Design and Local Distinctiveness outside the historic core.	+	+	++	Good design brings broad benefits in terms of character, layout, movement, adaptability, inclusiveness, resilience, diversity, and 'good neighbourliness'.	<ul style="list-style-type: none"> Promoting Healthy and Safe Communities Making effective use of land Achieving well-designed places Conserving and enhancing the historic environment Conserving and enhancing the natural environment 	Policy 12 Design Policy 13 Development standards Policy 24 Historic environment Policy 25 Green infrastructure Policy 27 Transport and accessibility
POLICY DG 5: Shop front design and signage.	0	+	++	Well-designed shop fronts contribute to the public realm, historic environment, and may contribute to the attractiveness of a shopping area.	<ul style="list-style-type: none"> Achieving well-designed places Conserving and enhancing the historic environment 	Policy 4 Shopping, services and community facilities Policy 12 Design Policy 13 Development standards Policy 24 Historic environment

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					<ul style="list-style-type: none"> Ensuring vitality of town centres Building a strong, competitive economy 	
POLICY DG 6: Design and the historic environment.	0	+	++	Good design can retain, protect, enhance or complement historic character of the townscape, landscape, buildings or features within historic environments.	<ul style="list-style-type: none"> Achieving well-designed places Conserving and enhancing the historic environment Building a strong, competitive economy 	Policy 12 Design Policy 13 Development standards Policy 24 Historic environment
POLICY DG 7: Design in the Conservation Area.	0	+	++	As above	As above	As above
POLICY DG 8: Development within the setting of the Conservation Area.	0	+	++	As above	As above	As above
POLICY DG 9: Trees and large tree-like shrubs in the Conservation Area	+	+	++	Retention of trees in conservation area and grounds of listed buildings contributes to their setting.	As above	As above
POLICY DG10: Historic Parks and Gardens.	+	+	++	Historic parks and gardens provide excellent leisure opportunities, links with the heritage identity of an area, and settings for development.	<ul style="list-style-type: none"> Achieving well-designed places Conserving and enhancing the historic environment Conserving and enhancing the historic environment 	Policy 24 Historic environment Policy 25 Green infrastructure
POLICY DG 11: Impact on Views and Vistas.	+	+	++	Policy will help mitigate negative impacts of development on character of Conservation Area and AONB	As above	As above
POLICY DG 12: Local Listing of Non-Designated Heritage Assets.	0	+	++	Notable local buildings and structures which are not listed Buildings can contribute to local	As above	As above

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				historic environment and settings of designated assets.		
POLICY DP 1: Delivering Community Priorities.	++	++	++	Relates potential available funding to items within the NDP and supports their delivery.	All of relevance to Falmouth	All of relevance to Falmouth

