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St Minver Parishes' Neighbourhood Development Plan

Strategic Environmental Assessment Report

Non-Technical Summary
Prepared by LUC
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Project Title: Strategic Environmental Assessment of the St Minver Parishes' Neighbourhood Development Plan

Client: St Minver Parish Councils

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1	15/10/15	Non-Technical Summary of the SEA Report for the St Minver Parishes' Neighbourhood Development Plan	Kieran Moroney	Kate Nicholls	Taran Livingston

Introduction

- 1.1 St Minver Parish Councils are preparing a Neighbourhood Development Plan (known as the 'NDP') for the Parishes, which will allocate sites for development and will also seek to address a range of other issues of importance to the local community. In line with statutory requirements, the NDP is being subject to Strategic Environmental Assessment (SEA) and independent consultants (LUC) have been commissioned by St Minver Parish Councils to do this on their behalf.
- 1.2 This Non-Technical Summary relates to the October 2015 full SEA Report ('the Environmental Report') for the final version of the St Minver Parishes' NDP which is being submitted to Cornwall Council.

The St Minver Parishes Neighbourhood Development Plan

- 1.3 The Localism Act 2011 introduced the right for local communities to produce Neighbourhood Plans, which must be adopted as part of the Local Plan provided that they receive enough support in a local referendum. The Localism Act requires that Neighbourhood Plans are in conformity with other plans at the national and local levels, such as the National Planning Policy Framework (NPPF) and the relevant Local Plan.
- 1.4 Although the Localism Act allows Neighbourhood Plans to provide for more new development than is allocated in the relevant Local Plan, they are not allowed to provide for less. Neighbourhood Plans must not allocate sites or introduce policies that conflict with those in the Local Plan. Therefore, the St Minver Parishes' NDP must be in conformity with the emerging Cornwall Local Plan and must contribute towards the delivery of 2,000 dwellings within the Wadebridge and Padstow Community Network Area (in which St Minver Parishes are located) between 2010 and 2030. Discussions between Cornwall Council and the St Minver Parishes' NDP Steering Group, as well as further consultation and assessment of local need, have indicated that a further 90 properties need to be accommodated in the Parishes up to 2030, taking into account dwellings that have been built or received planning permission recently.
- 1.5 The St Minver Parishes' NDP includes a vision for St Minver Parishes, which is supported by seven principles for the Plan. These relate to the need to protect and enhance the natural environment as well as meeting social and economic needs. The seven principles are supported by six headline policies which will assist Cornwall Council with the determination of planning applications. The policies are subdivided into a number of criteria which provide more detail about how each headline policy will be achieved. Allocations for development are made at 'Special Development Areas' (SDAs) through policy STMNDP2. Three SDAs are allocated for residential development, two for small-medium sized business uses and one for community facilities and essential supporting businesses.

What is Strategic Environmental Assessment?

- 1.6 Strategic Environmental Assessment (SEA) is a statutory assessment process, required under the Environmental Assessment of Plans and Programmes Regulations (the SEA Regulations). The SEA Regulations transpose the European SEA Directive into UK law. The SEA Directive and Regulations require a strategic environmental assessment to be carried out for UK plans and programmes which are likely to have significant effects (either positive or negative) on the environment. A screening exercise that was undertaken on behalf of Cornwall Council in April 2015 concluded that SEA would be required in relation to the St Minver Parishes' NDP because there is some potential for significant environmental effects arising from the NDP.
- 1.7 The SEA process involves predicting the likely significant environmental effects of implementing the plan in question. The aim is that environmental considerations can be taken into account and integrated into the production of the plan in order to improve its overall environmental and sustainability performance.

Compliance with the SEA Regulations

- 1.8 The full SEA Report and this Non-Technical Summary have been prepared in accordance with the SEA Regulations. There are a number of specific pieces of information that must be included in the SEA or 'Environmental Report' as well as in this Non-Technical Summary. Table 1.1 in the full SEA Report indicates where each of the requirements of the SEA Directive has been met and a summary of the required information is provided in this Non-Technical Summary.

Stages in the SEA Process

- 1.9 There are five main stages in the SEA Process, and a summary of how these stages have been undertaken for the St Minver Parishes' NDP is provided below.

SEA Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- 1.10 An SEA Scoping letter was prepared and consulted upon with the three statutory consultees (Natural England, the Environment Agency and Historic England) between August and September 2015. The consultation letter was also sent to Cornwall Council for information.
- 1.11 The SEA Scoping letter presented the outputs of the following tasks:
- Identification of relevant policies, plans and programmes which may influence the NDP.
 - Describing the economic, social and environmental character of the NDP area.
 - Development of a framework of SEA objectives against which the NDP proposals and any reasonable alternatives would be assessed.
 - Identification of the key environmental and sustainability issues of relevance to the NDP.
- 1.12 A list of the comments received from the consultees in relation to the Scoping letter, along with a description of how each one has been addressed, is provided in Appendix 1 of the full SEA report. As a result of the comments, certain elements of the Scoping work have been updated. The updated baseline information and review of plans, policies and programmes are presented in Chapter 3 of the full SEA report and are summarised in this Non-Technical Summary.

SEA Stage B: Developing and refining alternatives and assessing effects

- 1.13 A number of potential alternatives to the policies and SDA allocations that are included in the NDP were identified by the Parish Councils. In line with the SEA Regulations, all of the alternative SDA and policy options that are considered 'reasonable' have been subject to SEA along with the SDAs and policies that are included in the final version of the NDP.
- 1.14 Work was undertaken by the NDP steering group to identify appropriate land for meeting the development needs of the Parishes, referred to as Special Development Areas (SDAs). Consideration was given to the overall spatial distribution of new development within the Parishes, and whether it would be feasible to focus most new development at Polzeath, St. Minver, Port Quinn Cross or Rock/Pityme. Focusing most new development at Polzeath, St. Minver or Port Quin Cross was not considered feasible for a number of reasons as described in Chapter 2 of the full SEA report. The SDAs needed to be adjacent to existing developments in Rock, Polzeath and St Minver Village in order to minimise the need for infrastructure extensions. This approach would also reflect local opinion by avoiding ribbon development, encroachment onto farmland and damage to landscape character. Land within the Cornwall AONB or a SSSI was also discounted.
- 1.15 Based on these criteria, 20 potential sites for residential or business SDAs were identified although not all needed to be allocated. The NDP steering group undertook a shortlisting exercise which involved evaluating each site against a number of criteria, although this assessment did not comprise a formal SEA. Therefore, in order to meet the requirements of the SEA Regulations, all 20 of the reasonable SDA options have now been subject to SEA by LUC. The findings are described in the full SEA Report and are summarised in this Non-Technical Summary. Further

SEA work has also been carried out in relation to the SDAs that are allocated in the current version of the NDP, taking into account the detailed proposals for those sites.

- 1.16 In relation to policy options, a consultation questionnaire published by the Parish Councils in September 2013 included a number of alternative policy approaches that could be taken forward in the NDP. The reasonable alternative policy options have now been subject to SEA and the findings are presented in the full SEA Report and summarised in this Non-Technical Summary. Appendix 2 in the full SEA report presents an audit trail of the questions included in the September 2013 questionnaire and shows which have been subject to SEA as reasonable alternative NDP policy options. The detailed policies that are included in the current version of the NDP have also been subject to SEA and the findings are presented in Chapter 5 and Appendix 5 of the full SEA report and are summarised in this Non-Technical Summary.

Stage C: Preparing the SEA Report

- 1.17 The full SEA report and this Non-Technical Summary are the output of Stage C.

Stage D: Consulting on the Neighbourhood Development Plan and the SEA Report

- 1.18 During the preparation of the NDP, the Parish Councils have undertaken a number of rounds of consultation with stakeholders and the public which have helped identify reasonable site and policy options. These are described in detail in Chapter 2 of the full SEA report.
- 1.19 As described above, the Parish Councils undertook an assessment of the SDA options; however this did not meet the requirements of the SEA Regulations and did not consider policy options. Therefore, the reasonable site and policy options have now all been subject to SEA by LUC and the findings are described in the full SEA report and are summarised in this Non-Technical Summary. The full SEA report meets all of the requirements of the SEA Directive (see Table 1.1 of the full SEA report) and along with this Non-Technical Summary will be published alongside the final version of the NDP during the statutory six week consultation on the NDP to be undertaken by Cornwall Council.

Stage E: Monitoring the significant effects of implementing the Neighbourhood Development Plan

- 1.20 Proposals for monitoring the significant effects of implementing the NDP are set out in Chapter 6 of the full SEA report and are summarised further ahead in this Non-Technical Summary.

Methodology and SEA Framework

- 1.21 Development of an SEA framework provides a recognised way in which the likely effects of a plan can be clearly described, analysed and compared. An SEA framework comprises a series of SEA objectives that are used to assess the environmental effects of the proposals within a plan or programme (in this case the policies and SDAs in the St Minver Parishes' NDP).
- 1.22 The Sustainability Appraisal (SA)/SEA framework that is being used for the integrated SA/SEA of the Cornwall Local Plan has been used as the starting point, because those objectives are designed to address the key sustainability issues facing Cornwall, which are also relevant at the St Minver Parishes level. Some minor amendments have been made to ensure that the framework is appropriate for the SEA of the NDP, for example references to Cornwall have been revised to refer to St Minver Parishes, and there are 19 SEA objectives in total.
- 1.23 Schedule 2 of the SEA Regulations provides a list of environmental topics to be addressed in the SEA process and **Table 1** below shows that these topics are covered in the SEA framework.

Table 1 SEA Framework for the St Minver Parishes Neighbourhood Development Plan

SEA objectives	SEA Topic(s) covered by SEA objective
<p>1. Climatic Factors To reduce our contribution to climate change through a reduction in greenhouse gas emissions. To increase resilience to climate change, and reduce vulnerability.</p>	Climatic factors, air, human health.
<p>2. Waste To minimise the generation of waste and encourage greater reuse and recycling of materials in accordance with the waste hierarchy.</p>	Material assets.
<p>3. Minerals and Geodiversity To minimise the consumption of mineral resources and ensure the sustainable management of these resources To conserve, enhance and restore the condition of geodiversity in the county.</p>	Material assets, landscape, biodiversity, soil.
<p>4. Soil To minimise the use of undeveloped land and protect and enhance soil quality. To encourage and safeguard local food production.</p>	Soil, material assets.
<p>5. Air To reduce air pollution and ensure air quality continues to improve.</p>	Air, human health, climatic factors.
<p>6. Water To reduce the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion. To maintain and enhance water quality and reduce consumption and increase efficiency of water use.</p>	Water, climatic factors, human health, material assets.
<p>7. Biodiversity To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.</p>	Biodiversity, flora, fauna.
<p>8. Landscape To protect and enhance the quality of the natural, historic and cultural landscape and seascape.</p>	Landscape, cultural heritage including architectural and archaeological heritage, human health
<p>9. Maritime To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.</p>	Cultural heritage including architectural and archaeological heritage, biodiversity, human health.
<p>10. Historic Environment To protect and enhance the quality and local distinctiveness of the historic environment.</p>	Cultural heritage including architectural and archaeological heritage, climatic factors.
<p>11. Design To promote and achieve high quality, locally distinctive design, sustainable land use and sustainable built development.</p>	Climatic factors, Cultural heritage including architectural and archaeological heritage, human health.
<p>12. Social Inclusion To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.</p>	Human health, population, material assets
<p>13. Crime and Anti-Social Behaviour To reduce crime, anti-social behaviour and fear of crime.</p>	Human health, population.
<p>14. Housing To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p>	Human health, material assets, soil.
<p>15. Health, sport and recreation To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.</p>	Human health, population

SEA objectives	SEA Topic(s) covered by SEA objective
16. Economic Development To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.	Population, material assets.
17. Education and Skills To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.	Population, material assets.
18. Transport and accessibility To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. To reduce traffic congestion and minimise transport related greenhouse gas emissions.	Population, material assets, climatic factors, air.
19. Energy To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.	Population, material assets, human health, climatic factors

Use of the SEA Framework

- 1.24 Within the SEA matrices for the NDP symbols have been used against each SEA objective to show whether an effect is likely to be minor, significant, positive or negative, or uncertain, as follows:

Table 2 Key to SEA scores

Symbol	Effect
++	Significant positive effect
+	Minor positive effect
0	Negligible effect
-	Minor negative effect
--	Significant negative effect
?	Uncertain
+/-	Mixed effect

- 1.25 The likely effects of the NDP need to be determined and their significance assessed, and this inevitably requires a series of judgments to be made. This assessment has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either ++ or -- has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of the measure on the SEA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective.

Difficulties encountered and data limitations

- 1.26 The SEA Directive requires consideration to be given to any difficulties that were encountered during the SEA process, including any data limitations.
- 1.27 As the SEA is a strategic level assessment, not every local characteristic can be investigated in detail for each SDA option. For example, in relation to the proximity of the SDA options to heritage assets it was necessary to base the score on proximity to designated features only. While it was recognised that in some cases sites might be close to high value non-designated assets, the strategic nature of the SEA meant that it was not possible to investigate this potential for each site and the score was based on designated assets only. This approach was considered to be the most appropriate way of ensuring consistency and a comparable level of detail in each SDA assessment, and reflects the strategic nature of SEA which is necessarily not as detailed as a site-specific environmental impact assessment that might accompany a planning application.
- 1.28 In order to overcome, at least to some extent, the challenges associated with undertaking a desk-based SEA, all of the 20 reasonable SDA options were visited by the SEA team.

Baseline Information

- 1.29 Baseline information provides the context for assessing the potential environmental effects and sustainability of measures in the emerging Neighbourhood Plan and it provides the basis for identifying trends, predicting the likely effects of the Neighbourhood Plan and monitoring its outcomes.
- 1.30 Annex 1(f) of the SEA Directive requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. However, the SEA only needs to report on those topics where significant effects are likely to arise. If there is little or no relationship between the plan and the topic, then the need for assessment can be 'scoped out' for that topic.
- 1.31 Baseline information for the whole of Cornwall (including the St Minver Parishes) has been collated during the preparation of the Cornwall Local Plan as part of its SA/SEA process. Key baseline information about the St Minver Lowlands and Highlands Parishes specifically is summarised below.
- 1.32 The St Minver Parishes' NDP covers the Parishes of St Minver Lowlands and St Minver Highlands. Both Parishes are located along the north coast of Cornwall, with St Minver Lowlands bounded by Padstow Bay and subsequently the estuary of the River Camel to the west and south respectively. The main settlements in the Parishes are Polzeath (including New Polzeath and Trebetherick), Rock (including Pityme and Tredrizzick) and St Minver Village. Outside of these settlements the Parishes are mostly undeveloped and highly rural.
- 1.33 The St Minver Highlands and St Minver Lowlands Parishes are both located partly within two fragments of the Cornwall Area of Outstanding Natural Beauty (AONB) to the north and south. The Camel Estuary section of the Cornwall AONB extends around the River Camel between Padstow in the west and Wadebridge in the east and covers a portion of both Parishes to the south. The Pentire Point to Widemouth section of the Cornwall AONB covers much of the northern coastal area within St Minver Highlands. Four Sites of Special Scientific Interest (Pentire Peninsula SSSI, Amble Marshes SSSI, Trebetherick Point SSSI and Rock Dunes SSSI) fall within the boundaries of the Parishes.
- 1.34 The majority of the land within the St Minver Parishes area is classified as Grade 3 Agricultural Land, while a small portion of the land along the coast at the Camel Estuary to the south east of Rock is classified as Grade 2 Agricultural Land which is the highest quality farmland in the Parishes. The largest area of high flood risk within the Parishes is around Polzeath which extends from Hayle Bay along the narrow water body through the village and has been identified as an area of Flood Zone 3 susceptible to seasonal flooding. Other small areas of land which are within Flood Zone 3 are present in the Parishes at the Camel Estuary to the south of Trebetherick, by Rock at Porthilly Cove and also to the south east on the approach to Wadebridge.
- 1.35 The parish covers approximately 3,097ha and is home to approximately 2,239 as per the 2011 census. The Parishes is home to a slightly higher number of older people than Cornwall as a whole with 30% of the population aged 65 or older in St Minver Highlands and St Minver Lowlands combined, compared to 21% of the population in Cornwall as a whole. Many homes in the area are used as holiday homes or second homes; the 2011 census suggested that 52% of the 2,067 properties were such. Local research taken from the St Minver Parishes' NDP suggests that the figure has increased to 60% across both Parishes and is approximately 80% in Trebetherick and Polzeath.
- 1.36 The Parishes are accessible by road via the B3314 which passes into St Minver Highlands to the south east from Wadebridge and travels north towards St Minver Village. Other routes are restricted to country lanes and most are winding and narrow in places. There are many points where cars cannot pass where development has occurred close to the road and at other places where the route is overly narrow. The area is lacking in any 'A' roads and the nearest rail station is approximately 30 minutes away at Bodmin Parkway. Limited bus links are available at the main settlements of Rock, Polzeath and St Minver. In terms of the local economy, there is a dependency on summer trade from visitors to the area including those with second homes in the area and general holidaymakers. A total of 170 businesses have been identified in the Parishes

and these include two mini-markets, baker, butcher, fishmonger, delicatessen, newsagent, three post offices, two garages, electrical goods, hardware, two hairdressers, nine clothes shops and four estate agents

Review of Plans, Policies and Programmes

- 1.37 As described earlier, stage A of the SEA process involves identifying other plans, policies and programmes which may influence the content of the NDP. As part of the scoping stage of the SEA a review was therefore undertaken of other relevant plans, policies and programmes in relation to their objectives, targets, and indicators and their implications for the NDP and the SEA.
- 1.38 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the '**SEA Directive**') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the '**Habitats Directive**') are particularly significant as the Regulations^{1 2} that transpose these Directives into UK law require the need for SEA and Habitats Regulations Assessment (HRA) to be considered in relation to neighbourhood plans. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated. However, the SEA screening exercise undertaken on behalf of Cornwall Council for the St Minver Parishes' NDP concluded that HRA was not required for the NDP.
- 1.39 In terms of neighbourhood planning, at the national level, the key relevant legislation is the **Localism Act 2011** which introduced the right for communities to prepare neighbourhood plans. The Act states that "a neighbourhood development plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."
- 1.40 The **Neighbourhood Planning (General) Regulations 2012** set out the requirements for publicity of the plan at key stages during its preparation, and the steps that must be taken by the neighbourhood plan group (in this case St Minver Parishes' NDP Steering Group) and the relevant local planning authority (Cornwall Council). The Regulations require that neighbourhood plans should be publicised before submission to the local planning authority for examination, to ensure that people who live, work or carry on business in the neighbourhood area have an opportunity to comment on the plan. In addition, any consultation body referred to in paragraph 1 of Schedule 1 of the Regulations whose interests may be affected by the proposals for a neighbourhood development plan should also be consulted. The Regulations also require that neighbourhood plans should be subject to HRA to ensure that the neighbourhood plan is not likely to have significant effects on a European site (i.e. a Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site). As noted above, the SEA Screening determined that HRA was not required for the St Minver Parishes' NDP as it is not likely to have a significant effect on any European site.
- 1.41 The **Natural Environment White Paper** 'The Natural Choice: Securing the Value of Nature' (June 2011) sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable. It includes a target to obtain 15% of our energy from renewable sources by 2020 and an 80% carbon reduction target by 2050. The NDP should therefore seek to contribute to these national targets. In terms of green infrastructure, the NDP should seek to deliver the aims of the **Cornwall Green Infrastructure Strategy** and should also reflect Natural England's **Accessible Natural Greenspace Standards**.
- 1.42 The St Minver Parishes' NDP must be in line with national policy as set out in the **National Planning Policy Framework (NPPF)** and will also need to be in conformity with the emerging **Cornwall Local Plan**, which is now at a late stage in its preparation, as it was submitted for Examination in February 2015. However, on 6th July 2015 the Inspector accepted the Council's formal request for suspension of the Examination of the Local Plan. This followed the Inspector's

¹ The Environmental Assessment of Plans and Programmes Regulations 2004.

² The Conservation of Habitats and Species Regulations 2010.

request for additional work to support the Local Plan in relation to housing distribution and delivery and on other matters, including the adequacy of the HRA and Sustainability Appraisal (SA)/SEA. Following the completion of the additional work the Inspector has requested a target date to re-start the Examination in Public process for March 2016. The outcome of the additional work that now needs to be undertaken on the Local Plan may affect the number of dwellings to be provided overall in the Wadebridge and Padstow Community Network Area.

- 1.43 As the NDP area falls partly within the Cornwall AONB (as described in the Baseline Information below), the NDP should be in conformity with the objectives and policies set out in the **Cornwall AONB Management Plan** (2011-2016). The **North Cornwall Shoreline Management Plan** should also be taken into account.

Key Issues and Likely Evolution without the Plan

- 1.44 Consideration of the policy context and baseline information has enabled key environmental and sustainability issues for St Minver Parishes to be identified, which need to be taken into account in the SEA of the NDP. These are largely similar to the key issues facing the wider Cornwall area, although some are specific to St Minver Parishes.
- A number of nature conservation sites (River Camel SAC and four SSSIs) may be vulnerable to development given their proximity to Polzeath, Trebetherick and Rock along the western coast.
 - The Pentire Point to Widemouth and Camel Estuary sections of the Cornwall AONB extend into the Parishes to the north and south and development will need to be sympathetic to the rural character of the area.
 - A limited number of historic assets which are restricted to Listed Buildings are within the Parishes.
 - Flood risk along coastal area and Camel Estuary.
 - Moderately older population in comparison to the wider Cornwall area and England as a whole.
 - Reliance on seasonal tourist industry and farming for many employment opportunities.
 - High number of holiday and second homes in the Parishes has the potential impact on provision of housing for local needs.
 - Sustainable transport provision and the current road network in the Parishes are poor.
- 1.45 It is a requirement of the SEA Directive to give consideration to how the issues in question are likely to evolve, should the NDP not be implemented. This information is set out in detail in the full SEA report. In general, in the absence of the NDP, policies in the emerging Cornwall Local Plan would still apply and these would address most of the key issues, at least to some extent. However, the NDP offers the opportunity to build on these higher level policies, in particular by directing development within the Parishes to the most appropriate locations and thereby minimising adverse effects on the natural and historic environment.

SEA findings for the St Minver Parishes' Neighbourhood Development Plan

SEA findings for the policy options

- 1.46 The policy options that have been considered during the preparation of the NDP and this SEA relate to:
- The approach that should be taken to defining development boundaries.
 - The number of homes to be developed in the Parishes.
 - The approach that should be taken to use of holiday homes.

- The proportion of new homes that should be affordable.

1.47 The SEA scores for the policy options are presented in **Table 4** overleaf and the findings are summarised below. The detailed SEA matrices for the policy options can be found in Appendix 3 of the full SEA report.

Options for development boundaries

1.48 Four alternative options for defining development boundaries were identified:

- Option 1: No development boundaries.
- Option 2: Re-establish Development Boundaries as they were prior to April 2012, allowing exception sites for appropriate Small- Medium Enterprises and Micro - businesses, and social and affordable homes with restrictions for housing local residents only.
- Option 3: Establish extended Development Boundaries based on the previous Boundaries but including sufficient space to accommodate the necessary development through to 2030 with no requirement for exception sites outside of Boundaries.
- Option 4: The NDP should establish Development Boundaries around outlying hamlets e.g. Port Quin Cross.

1.49 In general, Options 1, 2 and 4 would have more minor negative effects on the environmental objectives as they would result in more piecemeal development across the Parishes which could be more likely to result in high levels of car use. The likely effects of Option 3 are broadly more positive in relation to the environmental SEA objectives, because development would be focussed at the larger villages and would be less likely to come forward in inappropriate rural locations, although the effects on the social and economic SEA objectives are more mixed because it would be more difficult to meet the housing needs of smaller communities within the Parishes.

1.50 The approach taken in the NDP through policies STMNDP 2 is a mixture of Options 2 and 3, because the Development Boundaries have been extended through the identification of Special Development Areas to include sufficient space to accommodate the necessary development through to 2030, but some exceptions have been permitted outside of the Development Boundaries for appropriate Small- Medium Enterprises and Micro-businesses, and social and affordable homes with specific restrictions applied through the NDP policies. This approach recognises the more positive effects identified for Option 3, as well as the positive effect on provision of sufficient housing to meet local needs of Option 2, through the use of exception sites where necessary.

Options for the number of homes

1.51 Three alternative options for the number of homes to be provided in St Minver Parishes were identified:

- Option 1: Cap at 100.
- Option 2: Cap above 100.
- Option 3: No cap.

1.52 All three options would result in the development of new homes in St Minver Parishes, which could have minor negative effects on the environmental objectives. All three options would have significant positive effects on SEA objective 14: **housing** because all would provide for enough homes to meet the identified local need. Even though far more homes could be provided under Options 2 and 3, even Option 1 would meet the needs of the Parishes for new homes so is considered to have a significant positive effect.

1.53 The approach taken in the NDP through STMNDP 3 is to meet the requirement set in the submitted Local Plan and agreed for the Parishes through discussions with Cornwall Council, which results in 90 new residential properties being provided for, thus the option taken forward most closely resembles Option 1, which has significant positive effects for housing provision, but potential for some negative effects on the environment depending on where and how the new homes are developed.

Table 4: Summary of SEA Scores for the NDP Policy Options

SEA objectives	Options for development boundaries				Options for number of new homes to be provided			Options for holiday homes			Options for affordable housing requirements	
	Option 1	Option 2	Option 3	Option 4	Option 1	Option 2	Option 3	Option 1	Option 2	Option 3	Option 1	Option 2
1: Climatic Factors	-	-?	+	-	-	-	-?	0	0	0	0	0
2: Waste	0	0	0	0	-	-	-?	0	0	0	0	0
3: Minerals and geodiversity	0	0	0	0	-	-	-?	0	0	0	0	0
4: Soil	-	-	+/-	?	-	-	-?	0	0	0	0	0
5: Air	-	-?	+	-	-	-	-?	0	0	0	0	0
6: Water	0	0	0	0	-	-	-?	0	0	0	0	0
7: Biodiversity	-?	-?	?	?	-	-	-?	0	0	0	0	0
8: Landscape	-?	-?	+/-?	-?	-	-	-?	0	0	0	0	0
9: Maritime	0	0	0	0	0	0	0	0	0	0	0	0
10: Historic Environment	-?	-?	+	?	-	-	-?	0	0	0	0	0
11: Design	-?	-?	+	?	?	?	?	0	0	0	0	0
12: Social Inclusion	0	0	0	0	0	0	0	0	0	0	+	++?
13: Crime and Anti-Social Behaviour	0	0	0	0	0	0	0	0	0	0	0	0
14: Housing	+/-	+	+/-	+	++	++	++	-	+	?	+	++/-?
15: Health, sport and recreation	0	0	0	0	0	0	0	0	0	0	0	0
16: Economic Development	-	+/-	+/-	-	0	0	0	+	-	?	0	0
17: Education and Skills	0	0	0	0	0	0	0	0	0	0	0	0
18: Transport and accessibility	-	-	+	-	0	0	0	0	0	0	0	0
19: Energy	0	0	0	0	0	0	0	0	0	0	0	0

Options for holiday homes

- 1.54 Three alternative options for the approach that the NDP will take to the use of holiday homes were identified:
- Option 1: Maintain existing restrictions (i.e. that holiday homes cannot be lived in full time or be principal residences).
 - Option 2: Allow change to permanent residence only.
 - Option 3: Remove all restrictions.
- 1.55 The options for the policy approach to holiday homes would have negligible effects on most of the SEA objectives. Option 1 (maintain existing restrictions) could have a minor negative effect on SEA objective 14: **housing** as opportunities to use holiday homes to meet local needs for permanent houses would be lost; however a minor positive effect on SEA objective 16: **economy** is also likely because retaining holiday homes would provide ongoing support for the tourism industry. The opposite effects are likely under Option 2 (allow change to permanent residence only). The effects of Option 3 (remove all restrictions) are uncertain as it cannot be known whether this approach would result in more or fewer holiday homes in the Parishes.
- 1.56 The approach taken in the NDP through STMNDP 3.7 is Option 2, as it encourages planning approval for owners of holiday homes to change the classification to permanent residence only, and will therefore contribute more to providing homes for local people.

Options for affordable housing

- 1.57 Two alternative options for the percentage of affordable housing to be provided within new developments were identified:
- Lower requirement.
 - Higher requirement.
- 1.58 The options for the NDP's approach to affordable housing would also have negligible effects on most of the SEA objectives. Requiring a certain percentage of housing within new developments to be affordable is likely to have a positive effect on SEA objectives 12: **social inclusion** and 14: **housing**, and under Option 2 which would involve a higher requirement than Option 1, therefore the positive effects are likely to be significant. However, the overall effect of Option 2 on SEA objective 14: **housing** is mixed because a very high affordable housing requirement could affect the viability of housing developments and may result in less planning applications coming forward.
- 1.59 The approach taken in the NDP through STMNDP 3.5 is for at least 50% of new residential development to be moderately priced or affordable, and at least 15% shall be affordable, thus the option taken forward is a mixture of Options 1 and 2. Therefore, it has the same positive effect on SEA objectives 12 and 14.

SEA findings for the Special Development Area options

- 1.60 The SEA scores for the 20 SDA site options originally considered are presented in **Table 5** overleaf and the significant effects are summarised below. Note that where potential negative effects have been identified, it is recognised that adequate mitigation measures may be provided through policies in the emerging NDP, and the Cornwall Local Plan once adopted; however these have not been considered during the appraisal of the SDA options as they could apply to any of the SDA options. Mitigation measures have instead been considered in the appraisal of the draft policies and allocated SDAs further ahead in this Non-Technical Summary.
- 1.61 Significant positive effects were identified for the residential site options in relation to provision of housing, social inclusion (where the sites are close to existing services and facilities), employment and education (where the sites are close to existing schools and employment locations).
- 1.62 A number of significant negative effects were identified for environmental objectives in particular, where residential and employment site locations are in close proximity to potentially sensitive receptors such as nature conservation sites, heritage assets or protected landscapes. Two sites (Site 6 and Site 19) are expected to have a significant negative effect on SEA objectives 1 and 5 in relation to air quality and climate change. These sites are not located within a settlement and

as such would not provide residents with ease of access to essential services or, in the case of site 19 which is proposed for employment use, the site itself would not be easily accessible by non-car modes from existing residential properties in the Parishes. Similarly, Site 6 could have significant negative effects on some of the other SEA objectives because it is not within walking distance of services and facilities, schools or employment locations.

SEA findings for the NDP Principles

- 1.63 The St Minver Parishes' NDP includes seven principles for the Plan, which are to be implemented through the more detailed Policies. These Principles are:
- 1 Protect and enhance the character and vitality of the St Minver Parishes conserving and enhancing the landscape, biodiversity, natural habitats and cultural heritage of the Parishes, and taking due regard in all decision making of all protected areas.
 - 2 Restrict new development to the specified Development Areas and ensure new development is in harmony with the character of the area.
 - 3 Provide existing and future residents of the Parishes with the opportunities to live in suitable homes whilst maintaining an appropriate balance between Permanent Residences and Second Residences/Holiday Homes.
 - 4 Support and encourage the enhancement of community, recreational, business and leisure amenities, infrastructure, communication and transport links required to meet the needs of the residents, visitors and tourism and to encourage local employment and small local businesses.
 - 5 Control road traffic and vehicle parking and reduce the need to drive by car around the Parishes.
 - 6 Support renewable energy and energy efficiency where this does not have an overbearing impact on the local environment and landscape character.
 - 7 Provide interpretation and clarification of this NDP and regularly review the NDP against the National Planning Framework, the Cornwall Council Local Plan and the Parishes development needs to establish when to initiate the process of revising the NDP.
- 1.64 As the first six Principles are then taken forward directly by the more detailed Policies STMNDP 1 to 6, the SEA findings for Principles 1 to 6 are the same as for these six policies, and the findings are summarised in the next section. Principle 7 is about the procedure that the NDP steering group has agreed to follow in keeping the NDP under review as necessary; therefore it does not have any effects on the SEA objectives.

Table 5: Summary of SEA Scores for the SDA Options

SEA objectives	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	
1: Climatic Factors	-	+	+	-	-	-	0	0	0	+	+	+	+	+	+	+	0	+	-	0	
2: Waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3: Minerals and geodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4: Soil	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5: Air	0	+	+	-	-	-	0	0	0	+	+	+	+	+	+	+	0	+	-	0	
6: Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
7: Biodiversity	-?	--?	--?	-?	-?	0?	0?	0?	0?	0?	0?	0?	0?	0?	-?	-?	-?	0?	0?	0?	
8: Landscape	0?	-?	-?	-?	-?	--?	0?	0?	0?	--?	-?	-?	--?	-?	-?	-?	--?	--?	-?	-?	
9: Maritime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10: Historic Environment	-?	0?	0?	-?	-?	-?	--?	--?	--?	--?	--?	--?	-?	-?	--?	-?	--?	-?	--?	-?	
11: Design	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12: Social Inclusion	0	+	+	0	0	--	+	+	+	++	++	++	++	++	+	+	+	0	0	0	
13: Crime and Anti-Social Behaviour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14: Housing	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	0	0	0
15: Health, sport and recreation	+	+	+	+	+	--	+	+	+	+	+	++/- -?	++/- -?	++/- -?	+/- -?	++/- -?	+	0	0	0	
16: Economic Development	-	+	+	+	-	--	+	+	+	++	++	++	++	++	+	+	+	++	++	++	
17: Education and Skills	-?	-?	-?	-?	-?	-?	-?	-?	-?	+++?	+++?	+++?	+++?	+++?	--?	++?	++?	0	0	0	
18: Transport and accessibility	0	0/-	0	0	0	--	0	0	0	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0/-	+/-	+/-	+/-	
19: Energy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

SEA findings for the NDP Policies

- 1.65 The detailed SEA matrices for the six headline policies included in the final version of the NDP can be found in Appendix 5 of the full SEA report and the scores are presented in **Table 6** below.

Table 6: SEA findings for NDP Policies

SEA objectives	STMNDP1	STMNDP2	STMNDP3	STMNDP4	STMNDP5	STMNDP6
1: Climatic Factors	+	+	-/+	+	++/-	++?
2: Waste	0	0	-?	+/-	0	0
3: Minerals and geodiversity	0	0	-	+/-	0	0
4: Soil	-	-	-	+/-	0	0
5: Air	+	++	-/+	+	++/-	++?
6: Water	+/-?	+/-	-/+?	+/-?	0	0
7: Biodiversity	++?	-?	-?	-?	+	0
8: Landscape	++?	++/-?	-?	+/-	+	++
9: Maritime	++?	+	0	0	0	0
10: Historic Environment	++?	?	?	?	0	0
11: Design	+/-?	+	-?	+/-	0	+
12: Social Inclusion	+	++	++	+	+	0
13: Crime and Anti-Social Behaviour	0	0	0	0	0	0
14: Housing	+	+	++	0	0	0
15: Health, sport and recreation	+	++	+	++	++	0
16: Economic Development	+	++	++	++	+	+
17: Education and Skills	+/-	+	+	0	++	0
18: Transport and accessibility	+	+	+	++	++	0
19: Energy	-	0	0	0?	0	++?

- 1.66 On the whole the NDP policies are likely to have broadly positive effects on the SEA objectives as they are seeking to locate and deliver development in a sustainable way, close to existing centres and taking into account the Parishes' sensitive landscape, heritage and nature conservation assets.
- 1.67 All of the NDP policies are likely to have significant positive effects on at least one of the SEA objectives, and likely significant positive effects were identified in relation to 13 of the 19 SEA objectives. This is because the policies make provision for the amount and type of development required in the Parishes to meet social and economic needs (in particular NDP3 which allocates the SDAs), and also seek to protect and enhance the sensitive natural and historic environment. In particular, STMNDP1 is likely to have significant positive effects on four of the SEA objectives because it addresses a range of environmental criteria.
- 1.68 While no likely significant negative effects have been identified, the NDP policies are likely to have some minor negative effects due to the loss of greenfield land that will occur, the provision of car parking and potential for some increases in car traffic/air pollution. The potential for these negative effects to be mitigated is considered further ahead in this Non-Technical Summary.

SEA findings for the Special Development Areas

- 1.69 Six sites have been allocated as SDAs in the NDP, referred to as SDAs A-F, for the following uses:
SDAs for Residential development
- 1.70 Policy STMNDP 2.2 allows for housing, retail, car parking, small offices, community and leisure facilities and extension of existing business facilities within these areas:

- SDA A – Rock. *This SDA comprises a combination of Sites 12 and 14 from the options stage.*
- SDA B – St Minver Village. *This SDA is the same as Site 7 from the options stage.*
- SDA C – Trebetherick. *This SDA comprises a slightly amended boundary of Site 1 from the options stage.*

SDAs for Employment development

1.71 Policy STMNDP 2.3 allows for development of small to medium sized businesses within these areas:

- SDA D – Pityme. *This SDA is the same as Site 18 from the options stage.*
- SDA E – Treglyn. *This SDA is the same as Site 19 from the options stage.*

SDA for Community facilities

- SDA F – Trewint Playing Field. *This SDA is has the same boundaries as Site 15 from the options stage; however the proposed use is now mainly community uses rather than residential development, and the area of the site has been reduced.*

1.72 **Table 7** below presents the SEA scores for the SDAs that are allocated in the NDP and the findings are summarised below the table. As some of the SDAs represent the same boundaries as the SDA options, the SEA findings for which were summarised earlier in this document, the SEA findings and matrices for those SDAs are very similar. Appendix 6 of the full SEA report presents the SEA matrices for the six SDAs.

Table 7: Summary of SEA Scores for SDAs allocated in the NDP

SEA objectives	SDA A - Residential	SDA B - Residential	SDA C - Residential	SDA D - Employment	SDA E - Employment	SDA F - Community Facilities
1: Climatic Factors	+	0	-	+	--	+
2: Waste	0	0	0	0	0	0
3: Minerals and geodiversity	0	0	0	0	0	0
4: Soil	-	-	-	-	-	-
5: Air	+	0	-	+	--	+
6: Water	-	-	-	-	-	-
7: Biodiversity	0?	0?	-?	0?	0?	-?
8: Landscape	-?	0?	0?	--?	0?	-?
9: Maritime	0	0	0	0	0	0
10: Historic Environment	--?	--?	-?	-?	--?	--?
11: Design	0	0	0	0	0	0
12: Social Inclusion	++?	+	0?	0	0	++
13: Crime and Anti-Social Behaviour	0	0	0	0	0	0
14: Housing	++	++	++	0	0	0
15: Health, sport and recreation	++/--?	+	+	0	0	++
16: Economic Development	++?	+	-?	++	++	+
17: Education and Skills	++?	-?	-?	0	0	++?
18: Transport and accessibility	+/-?	0/-	-	+/-?	+/--	+/-
19: Energy	0	0	0	0	0	0

1.73 The effects of the SDA allocations are very mixed. In general, the effects of allocating the six SDAs are more positive in relation to the social and economic SEA objectives such as SEA objectives 14: housing and 16: economic development. This is because the SDAs will deliver

housing and employment land to meet local needs, providing suitable and affordable homes for local people and ensuring that there are job opportunities available.

- 1.74 However, the allocation of land for development in the Parishes is likely to result in a number of negative effects, some of which are significant. This is due to the potential for impacts on the sensitive natural and historic environment in St Minver Parishes. In particular, four of the six SDA allocations could have significant negative effects on SEA objective 10: historic environment due to their proximity to designated heritage assets. The potential for these negative effects to be mitigated is considered below.

Mitigation

- 1.75 It is a requirement of the SEA Regulations that consideration is given to “the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”. For many of the potential negative effects identified in relation to the St Minver Parishes’ NDP, mitigation will be provided through the implementation of other policies in the NDP as well as policies in the emerging Cornwall Local Plan which would apply to all development in the county, including in St Minver.
- 1.76 **Table 8** below identifies the NDP and Local Plan policies that are expected to provide mitigation for the potential negative effects (both minor and significant) identified through the SEA of the NDP. Only those SEA objectives for which potential negative effects were identified have been included in the table.

Table 8: Possible Mitigation for Potential Negative Effects Identified

SEA objectives for which potential minor or significant negative effects have been identified	Possible mitigation to be provided through other NDP and Local Plan policies
<p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>To increase resilience to climate change, and reduce vulnerability.</p>	<ul style="list-style-type: none"> • STMNDP 5.1 • STMNDP 5.3 • STMNDP 5.5 • STMNDP 6.1 • STMNDP 6.2 • Local Plan Policy 2: Key Targets and Spatial Strategy • Local Plan Policy 13: Design
<p>2. To minimise the generation of waste and encourage greater reuse and recycling of materials in accordance with the waste hierarchy.</p>	<ul style="list-style-type: none"> • Local Plan Policy 14: Development Standards • Local Plan Policy 20: Strategic Waste Management Principles
<p>3. To minimise the consumption of mineral resources and ensure the sustainable management of these resources</p> <p>To conserve, enhance and restore the condition of geodiversity in the county.</p>	<ul style="list-style-type: none"> • Local Plan Policy 18: Minerals – General Principles • Local Plan Policy 23: Natural Environment
<p>4. To minimise the use of undeveloped land and protect and enhance soil quality.</p> <p>To encourage and safeguard local food production.</p>	<ul style="list-style-type: none"> • Local Plan Policy 23: Natural Environment • Local Plan Policy 3: Role and Function of Places • Local Plan Policy 22: Best use of Land and Existing Buildings
<p>5. To reduce air pollution and ensure air quality continues to improve.</p>	<ul style="list-style-type: none"> • STMNDP 5.1 • STMNDP 5.3 • STMNDP 5.5 • Local Plan Policy 14: Development Standards
<p>6. To reduce the risk of flooding and vulnerability</p>	<ul style="list-style-type: none"> • Local Plan Policy 26: Flood Risk

SEA objectives for which potential minor or significant negative effects have been identified	Possible mitigation to be provided through other NDP and Local Plan policies
to flooding, sea level rise and coastal erosion. To maintain and enhance water quality and reduce consumption and increase efficiency of water use.	Management and Coastal Change
7. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.	<ul style="list-style-type: none"> Local Plan Policy 23: Natural Environment STMNDP 5.1
8. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.	<ul style="list-style-type: none"> STMNDP 1.1 STMNDP 2.6 Local Plan Policy 13: Design Local Plan Policy 2: Key Targets and Spatial Strategy
10. To protect and enhance the quality and local distinctiveness of the historic environment.	<ul style="list-style-type: none"> Local Plan Policy 24: Historic Environment
11. To promote and achieve high quality, locally distinctive design, sustainable land use and sustainable built development.	<ul style="list-style-type: none"> Local Plan Policy 13: Design
15. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.	<ul style="list-style-type: none"> Local Plan Policy 17: Health and Wellbeing
16. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.	<ul style="list-style-type: none"> NDP SDA allocations for businesses Local Plan Policy 5: Jobs and Skills
17. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.	<ul style="list-style-type: none"> NDP SDA allocations for businesses Local Plan Policy 5: Jobs and Skills
18. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. To reduce traffic congestion and minimise transport related greenhouse gas emissions.	<ul style="list-style-type: none"> STMNDP 5.1 STMNDP 5.3 STMNDP 5.5 Local Plan Policy 27: Transport and Accessibility
19. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.	<ul style="list-style-type: none"> STMNDP 6.1 STMNDP 6.2 Local Plan Policy 15: Renewable and Low Carbon Energy Local Plan Policy 16: Safeguarding Renewable Energy

Recommendations

- 1.77 Due to the potential for minor and/or significant negative effects on biodiversity, heritage assets, landscape character, water quality, air quality and greenhouse gas emissions associated with development within some of the Special Development Areas, the following additions to the NDP policies are recommended:

Impacts on biodiversity, heritage and landscape

- 1.78 It is **recommended that an additional criterion be added to STMNDP 2.7** to state:
- “Any development in a Special Development Area shall avoid or minimise potential effects on existing habitats and species within the site, as well as indirect effects on nearby SSSIs, the

setting of listed buildings and other heritage assets and local landscape character. Opportunities to increase habitat connectivity and provide screening through the retention and incorporation of green infrastructure in new developments will be encouraged.”

1.79 In addition, it is **recommended that the final part of the last bullet of criterion STMNDP 2.6 states:**

- “...and that this benefit very clearly outweighs any harm to the landscape character, setting of heritage assets and sensitive biodiversity of the area.”

Impacts on sustainable design/built development, including water run-off

1.80 In order to help reduce waste from construction, reduce increases in impermeable surfaces and achieve high quality and sustainable development within the Parishes, it is **recommended that an additional criterion be added to STMNDP 2.7** to state:

- *[Development (additional build, rebuild or extension) will meet the following criteria:]* “Have regard to the Cornwall Council Design Guide, and demonstrate how the development addresses the guidance by submitting a statement which follows the sustainability checklist included in the Design Guide.”

Impacts on air quality and greenhouse gas emissions

1.81 Despite the support for the potential introduction of Park and Ride and/or a cross Parish shuttle bus service in policy STMNDP 5, given the location of the new employment development at SDA E outside of the main settlement and the potential for increased car journeys to access it, it is **recommended that STMNDP 2.3 (ii) be expanded** to state:

- Special Development Area E at Treglyn: “... with the condition that any new development includes appropriate vehicle access directly from the B3314, demonstrates how the development will support and encourage sustainable travel, such as walking, cycling and the use of public transport, and includes natural screening to prevent visibility from the B3314.”

Monitoring

1.82 The SEA Directive requires that “*member states shall monitor the significant environmental effects of the implementation of plans or programmes... in order, inter alia, to identify at an early stage, unforeseen adverse effects, and be able to undertake appropriate remedial action*” (Article 10.1) and that the environmental report should provide information on “*a description of the measures envisaged concerning monitoring*” (Annex 1 (i)). Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

1.83 It is recommended that monitoring of the environmental effects of the NDP is tied into the overall approach to monitoring the sustainability effects of other plans and strategies developed within Cornwall (in particular the emerging Local Plan), as many of the indicators proposed will be relevant to the NDP.

1.84 **Table 9** below sets out a number of suggested indicators for monitoring the potential significant effects of implementing the NDP, drawing on indicators that may also be used for the Cornwall Local Plan sustainability monitoring where relevant.

Table 9: Proposed indicators for monitoring the potential significant environmental effects of the St Minver Parishes’ Neighbourhood Development Plan

SEA objectives for which potential significant effects have been identified	Suggested indicators for monitoring effects of the NDP
<p>1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions.</p> <p>To increase resilience to climate change,</p>	<ul style="list-style-type: none"> • Frequency of bus services in the Parishes. • Number of footpaths and cycle paths maintained or created in the Parishes.

SEA objectives for which potential significant effects have been identified	Suggested indicators for monitoring effects of the NDP
and reduce vulnerability.	
5. To reduce air pollution and ensure air quality continues to improve.	<ul style="list-style-type: none"> • Frequency of bus services in the Parishes. • Number of footpaths and cycle paths maintained or created in the Parishes. • Number of declared Air Quality Management Areas (AQMAs) in the Parishes.
7. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.	<ul style="list-style-type: none"> • Change in areas and populations of biodiversity importance within the Parishes, including (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of national, regional, sub-regional significance (changes arising from development, management and planning agreements, in hectares and numbers of priority species type).
8. To protect and enhance the quality of the natural, historic and cultural landscape and seascape.	<ul style="list-style-type: none"> • Percentage of new development in the Parishes taking place on brownfield land.
9. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.	<ul style="list-style-type: none"> • Number of planning applications in the Parishes objected to by the Environment Agency in relation to water quality.
10. To protect and enhance the quality and local distinctiveness of the historic environment.	<ul style="list-style-type: none"> • Number of heritage assets within the Parishes on the 'Heritage at Risk Register'.
12. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.	<ul style="list-style-type: none"> • Number of new community services opening within the Parishes annually.
14. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.	<ul style="list-style-type: none"> • Number of new homes built annually within the Parishes. • Percentage of all new homes delivered in the Parishes that are affordable.
15. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.	<ul style="list-style-type: none"> • Average life expectancy in the Parishes.
16. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.	<ul style="list-style-type: none"> • Unemployment rate in the Parishes.
17. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.	<ul style="list-style-type: none"> • Number of new work-based apprenticeships offered in the Parishes annually. • Number of new school places created in the Parishes annually.
18. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.	<ul style="list-style-type: none"> • Frequency of bus services in the Parishes. • Number of footpaths and cycle paths maintained or created in the Parishes.

SEA objectives for which potential significant effects have been identified	Suggested indicators for monitoring effects of the NDP
To reduce traffic congestion and minimise transport related greenhouse gas emissions.	
19. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.	<ul style="list-style-type: none"> Renewable energy capacity installed by type within the Parishes.

Conclusion and Next Steps

- 1.85 The policies, Development Boundaries and Special Development Areas in the St Minver Parishes' Neighbourhood Development Plan and the reasonable alternatives considered during its preparation have been subject to a detailed assessment against the SEA objectives, which were set out at the Scoping stage. In general, the NDP has been found to have a wide range of positive effects on the SEA objectives, particularly in relation to providing sufficient and appropriate housing to meet local need, protect and enhance the viability and vitality of settlements and supporting the local economy.
- 1.86 However, some potentially negative effects still remain, typically to do with the likely effects of new development in general in such an environmentally sensitive area. These potentially negative effects should be able to be avoided or mitigated at the planning application stage through the implementation of development management policies in both the NDP and the emerging Cornwall Local Plan, as detailed proposals for development within the allocated SDAs are submitted to Cornwall Council for planning permission.

Next Steps

- 1.87 The full SEA Report and this Non-Technical Summary will be published alongside the final version of the NDP that will be submitted to Cornwall Council. It will then be available alongside the NDP during the statutory six week consultation to be undertaken by the Council.

LUC
October 2015