

**PONSANOOTH PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN
2026 – 2030**

**BASIC CONDITIONS STATEMENT
JUNE 2026**

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1. Introduction

- 1.1 As part of the formal submission of the Ponsanooth Parish neighbourhood development plan for examination there is a need for the Ponsanooth Parish Council, as the 'qualifying body' to demonstrate that it has complied with a series of 'basic conditions' as set out in the Town and Country Planning Act 1990 (as amended).
- 1.2 This basic conditions statement accompanies the submission to Cornwall Council, of the Ponsanooth Parish neighbourhood development plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the Regulations'). Regulation 15 requires a submission neighbourhood plan to be submitted with a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).
- 1.3 This statement has been submitted to confirm compliance with these basic conditions as follows:
 - Section 2 identifies the general legal compliance matters relevant to the Plan.
 - Sections 3 and 4 identify the statutory legal requirements and how the Plan meets them.
 - Sections 5 to 9 explain how the Plan meets the basic conditions.
 - Section 10 provides a precautionary assessment of the Plan against the neighbourhood planning changes introduced by sections 98 and 99 of the Levelling-up and Regeneration Act 2023.
 - Section 11 provides the overall conclusion.
- 1.4 It is considered that the Ponsanooth Parish neighbourhood development plan complies with the relevant legal requirements and meets the basic conditions.

2. Statement of general legal compliance

- 2.1 The Ponsanooth Parish Neighbourhood Development Plan has been prepared and submitted by the Ponsanooth Parish Council. The Parish Council is the qualifying body entitled to submit a neighbourhood plan for the Parish.
- 2.2 The whole parish of Ponsanooth Parish was formally designated as a Neighbourhood Area through an application made on 9 January 2023 under the Neighbourhood Planning Regulations 2012 (as amended) and approved by Cornwall Council on 16th January 2023. A copy of the formal notice of designation is included at Appendix 1. The Neighbourhood Area covers the whole of the Parish and is shown on Map 1 of the Neighbourhood Development Plan.
- 2.3 The draft neighbourhood plan contains policies relating to the development and use of land within the neighbourhood area. It has been prepared having regard to the statutory requirements and processes set out in the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning Act 2017 and subsequent relevant amendments.
- 2.4 The Plan identifies the period to which it relates as 2026 to 2030. This aligns with the end date of the current Cornwall Local Plan. The Plan does not include policies for excluded development, such as county matters, waste development, minerals development or nationally significant infrastructure. It does not relate to more than one neighbourhood area, and there is no other neighbourhood development plan in force for the same area.

3. Legal requirements

- 3.1 Paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the basic conditions that the Ponsanooth Parish neighbourhood plan must comply with.
- 3.2 Paragraph 8(1) states that the examiner must consider:

[a] Whether the draft Plan meets the basic conditions - This is the core test of any examination. The examiner evaluates the plan against the statutory "Basic Conditions" set out in Paragraph 8(2) of Schedule 4B (and subsequent amendments).

(b) Whether the draft Plan is in compliance with provisions under sections 61E(2), 61J and 61L [Section 38C(5)(b) of the 2004 Act converts these references into Sections 38A and 38B of the 2004 Act] regarding the legal validity of the submission:

- Section 38A: Was the plan initiated by a legally authorized Qualifying Body (a designated Parish Council or Neighbourhood Forum)?
- Section 38B: Does the plan contain only valid land-use planning policies? Does it avoid "excluded development" (such as minerals, waste, or NSIPs)? Does it relate to only one designated neighbourhood area?

(c) Whether any period specified Under Section 38B(1)(a) is appropriate

- The examiner must verify that the plan explicitly states the period for which it is to have effect .

(d) Whether the referendum area should extend because the policy implications of the NDP are so significant to adjacent communities that the voting area should be widened beyond the parish boundary.

(e) Such other matters as may be prescribed

- A check of procedural compliance, ensuring that all mandatory legal documentation has been submitted, including the Consultation Statement, the map of the designated area, and the appropriate environmental screenings under Regulations 32 and 33 and Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 (as amended)].

Legal Requirements that the Examiner Must Consider

3.3 Changes were introduced via Sections 98 and 99 of the Levelling Up and Regeneration Act 2023 (LURA). They officially came into force on 25 March 2026 under The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026. These are not basic conditions in paragraph 8(2) itself, but they are **legal requirements that the examiner must consider under paragraph 8(1)(b)**. They include:

- the requirement that, so far as appropriate, the Plan must be designed to contribute to climate change mitigation and adaptation, and
- the Plan must take account of any relevant Local Nature Recovery Strategy.
- the NDP must not include anything outside the permitted scope, or be inconsistent with, or in substance repeat, any National Development Management Policy.

3.4 Whilst the Commencement No. 11 Regulations include a transitional buffer they do not refer directly to neighbourhood development plans and comment more generally about development plan documents (in the Interpretations). As such they are not as clear as the arrangements which were included in the last two updates of the NPPF which specifically mentioned neighbourhood development plans.

3.5 It is understood that, as an interim measure, Examiners are working on the basis that the former provisions of the Planning and Compulsory Purchase Act 2004 (and therefore the existing basic conditions) will apply to any neighbourhood development plan submitted before 31 December 2026 (as set out in part 4(4) of the Regulations).

3.6 However, given this uncertainty, this Basic Conditions Statement includes proactive text addressing Sections 98 and 99 to ensure the plan remains robust upon being "made."

The Basic Conditions

- 3.7 A draft Neighbourhood Development Plan (NDP) meets the statutory Basic Conditions if it complies with the requirements set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended and applied to NDPs by Section 38C of the Planning and Compulsory Purchase Act 2004) **and later amended by the Leveling Up and Regeneration Act 2023**. The Basic Conditions are:

Condition (a): National Policy: The NDP must have regard to national policies and advice contained in guidance issued by the Secretary of State.

Condition (d): Sustainable Development: The making of the NDP contributes to the achievement of sustainable development.

Condition (ea): Housing Non-Diminution: The making of the NDP would not result in the development plan for the area of the local planning authority (Cornwall Council) proposing that less housing is provided by means of development taking place in that area than if the NDP were not to be made.

Condition (f): Assimilated Law [EU Obligations and Convention rights]: the making of the NDP does not breach, and is otherwise compatible with, assimilated obligations and Convention rights within the meaning of the Human Rights Act 1998.

Condition (fa): Environmental Outcomes: Any requirements imposed in relation to the plan by or under Part 6 of the Levelling-up and Regeneration Act 2023 (Environmental Outcomes Reports) have been complied with. *(Note: Until the statutory framework for Environmental Outcomes Reports is fully established by secondary legislation, compliance is demonstrated via the transitional Strategic Environmental Assessment framework).*

Condition (g): Prescribed Conditions: Prescribed conditions are met in relation to the NDP and prescribed matters have been complied with. [Government’s Planning Practice Guidance states that Regulations 32 and 33 and Schedule 2 of the Neighbourhood Planning (General) Regulations 2012, as amended, prescribe **an** additional basic condition for neighbourhood plans that “the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. This requires the qualifying body to demonstrate via screening documentation (and an Appropriate Assessment if required) that the plan proposal is not likely to have a significant effect on a European site (either alone or in combination with other plans or projects).

- 3.8 Paragraph 15(1)(e) of The Neighbourhood Planning (General) Regulations 2013 (as amended) states that the Ponsanooth Parish neighbourhood plan must include-

(e)(i) an environmental report prepared in accordance with paragraphs (2) and (3) of Regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or

(e)(ii) where it has been determined under Regulation 9(1) of those Regulations that the plan proposal or the modification proposal is unlikely to have significant environmental effects (and accordingly does not require an environmental assessment), a statement of reasons for the determination.

4. Meeting the legal requirements

4.1 Compliance with the individual elements of the legal requirements is set out below in Figure 1 which includes only the relevant parts of the legislation that apply to this NDP. As a precautionary measure it includes the original Basic Conditions and the updated Basic Conditions and other legal requirements, resulting from Section 98 and 99 of Levelling Up and Regeneration Act 2023, shown in *italic* text.

Requirement	Interpretation	Ponsanooth Parish response
Schedule 4B* to the Town and Country Planning Act 1990 (as amended), paragraph 8(1)(a), whether the Plan meets the basic conditions	The qualifying body must demonstrate compliance with the basic conditions.	This Statement explains compliance with the basic conditions in Sections 5 to 10.
Schedule 4B paragraph 8(1)(b), compliance with sections 38A and 38B of the Planning and Compulsory Purchase Act 2004	The Plan must be a neighbourhood development plan and meet the statutory content requirements.	Compliant. The Plan has been prepared by Ponsanooth Parish Council and sets out land-use planning policies for the designated Neighbourhood Area.
Section 38A(1)	A qualifying body may initiate a neighbourhood development plan.	Compliant. Ponsanooth Parish Council is the qualifying body.
Section 38A(2)	A neighbourhood development plan sets out policies in relation to the development and use of land in a neighbourhood area.	Compliant. The Plan contains policies for housing, business, design, heritage, natural environment, landscape, infrastructure, community facilities, flooding, coastal change and climate change.
Section 38B(1)(a)	The Plan must specify the period for which it is to have effect.	Compliant. The Plan period is 2026 to 2030.
Section 38B(1)(b)	The Plan must not include excluded development.	Compliant. The Plan does not include policies for excluded development.
Section 38B(1)(c)	The Plan must not relate to more than one neighbourhood area.	Compliant. The Plan relates only to the designated Ponsanooth Parish Neighbourhood Area.
Section 38B(2)	Only one neighbourhood development plan may be made for each neighbourhood area.	Compliant. There is no other neighbourhood development plan for the Ponsanooth Parish Neighbourhood Area.
<i>Section 38B(2b(a)) (as amended by Section 98 of the Levelling Up and Regeneration Act 2023)</i>	<i>The Plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.</i>	<i>Compliant. The Plan contains targeted policies on sustainable design, coastal change, and flood resilience explicitly designed to mitigate and adapt to climate change impacts within the Parish scope.</i>
<i>Section 38B(2b(b)) — Nature Recovery (as amended by Section 98 of Levelling Up and</i>	<i>So far as the qualifying body considers appropriate, having regard to the subject matter, the Plan must be designed to take account of any Local Nature Recovery Strategy (LNRS).</i>	<i>Compliant. The Plan has been designed to take account of the Cornwall Local Nature Recovery Strategy, actively supporting local biodiversity net gain and wildlife corridor enhancements</i>

Requirement	Interpretation	Ponsanooth Parish response
<i>Regeneration Act 2023)</i>		
<i>Section 38B(2C)(a) (as amended by Section 98 of LURA 2023)</i>	<i>The Plan must not include anything that is not permitted or required by or under subsections (A1) to (2A) or regulations under subsection (4).</i>	<i>Compliant. The Plan strictly confines its scope to the land-use planning provisions set out in subsections (A1) to (2A), including housing policies, parish-specific design codes, and infrastructure details. No extraneous or unpermitted matters are included.</i>
<i>Section 38B(2C)(b) (as amended by Section 98 of LURA 2023)</i>	<i>The Plan must not be inconsistent with or (in substance) repeat any national development management policy (NDMP).</i>	<i>NDMPs have not yet been introduced. However, the Plan's policies have been prepared to address specific local characteristics and objectives unique to Ponsanooth Parish. Care has been taken to ensure they neither conflict with, nor redundantly replicate current Local Plan strategic policies or the current NPPF.</i>
Section 38B(3)	If a policy conflicts with other statements in the Plan, the conflict is resolved in favour of the policy.	Compliant. No internal policy conflict is identified. In any event, the statutory rule applies.
<i>Section 38C(5)(d) (as amended by Section 99 of the Levelling Up and Regeneration Act 2023)</i>	<i>The making of the Plan must not result in the local development plan proposing less housing than if the NDP were not made.</i>	<i>Compliant. The Plan does not reduce, de-allocate, or restrict any housing targets or delivery mechanisms set out within the strategic policies of the Cornwall Local Plan.</i>
Schedule 4B paragraph 8(1)(d)	The examiner must consider whether the referendum area should extend beyond the Neighbourhood Area.	Compliant. The Plan is locally specific to Ponsanooth Parish. It is considered that the referendum area should be the designated Neighbourhood Area only.
Schedule 4B paragraph 8(1)(e)	The examiner must consider prescribed matters.	Compliant. The SEA/HRA and prescribed environmental matters are addressed in Section 9 and in the accompanying screening documentation.
Schedule 4B para 8(2)(g) (and Regulation 32 / Schedule 2 of the 2012 Regulations)	Prescribed conditions must be met and prescribed matters must be complied with in connection with the proposal.	Compliant. The prescribed condition regarding the Habitats Regulations has been fully met. A Habitats Regulations Assessment (HRA) Screening Report has been completed in consultation with Cornwall Council and Natural England, concluding that the Plan is not likely to have a significant effect on any European or internationally protected site. All prescribed procedural matters under Regulation 15 of the Neighbourhood Planning (General)

Requirement	Interpretation	Ponsanooth Parish response
		Regulations 2012 (as amended) have been complied with through the concurrent submission of the designated area map, the Consultation Statement, relevant environmental screenings, and this Basic Conditions Statement
*Note: Schedule 4B of the 1990 Act originally applies to Neighbourhood Development Orders (NDOs). It applies to Neighbourhood Development Plans (NDPs) via Section 38C(5) of the Planning and Compulsory Purchase Act 2004.		

4.1 The following sections explain how the Ponsanooth Parish Neighbourhood Development Plan satisfies the basic conditions. The assessment takes account of the Submission Draft Plan, its evidence base, the design code and the supporting SEA/HRA material.

5. Having regard to national policy and advice

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

Goal 1: End poverty in all its forms everywhere.

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

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

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

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

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

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

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

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

Goal 10: Reduce inequality within and among countries.

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

Goal 12: Ensure sustainable consumption and production patterns.

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

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

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

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

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

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

- 5.2 Implementing these aims through planning measures, The National Planning Policy Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. Neighbourhood planning gives communities the power to develop a shared vision for their area and to shape, direct and help deliver sustainable development through policies which form part of the statutory development plan.
- 5.3 There are three overarching objectives to sustainable development set out in the NPPF, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- 5.4 an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 5.5 a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- 5.6 an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.7 Flowing from these objectives, the NPPF sets out the core principles of land-use to which the Ponsanooth NDP must relate.
- 5.8 The Ponsanooth Parish NDP’s conformity with guidance given in the NPPF and thereby its contribution to the achievement of sustainable development is framed within the local community’s desire that growth should meet current and future needs in ways that contribute to tackling climate change, retain the distinctive urban, rural and heritage characteristics of the Parish, and enhance the natural environment, as expressed in the overarching vision of the NDP which is for ***:A vibrant rural parish with development that meets the needs of the growing local community, protecting and enhancing its historic and natural character.***’.
- 5.9 To achieve this Vision a number of ‘Objectives’ are set which are supported by policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn community aspirations into reality.
- 5.10 All of the policies in this Neighbourhood Development Plan have been drafted with consideration of the Core Principles set out in the NPPF and associated advice.
- 5.11 The detailed consideration of all policies in the Ponsanooth Parish Neighbourhood Development Plan policies in Figure 2 below relates the Ponsanooth Parish Neighbourhood Development Plan’s policies to the NPPF themes.

Figure 2: How Ponsanooth Parish neighbourhood plan objectives relate to the NPPF		
NPPF Core Principle	Ponsanooth Parish neighbourhood plan objectives	Relevant policies
Delivering a sufficient supply of homes	⇒ Maintain a vibrant, mixed age, family-centred community, with a strong emphasis on	H1 Ponsanooth Village Development Boundary,

	<p>affordability and homes suitable for younger households and families.</p> <p>⇒ Welcome new residents into the parish, at a scale and pace of development that respects village character and existing infrastructure capacity. ⇒ Ensure that generations of local families can remain living in the parish, through the provision of genuinely affordable and appropriately sized homes.</p> <p>⇒ Strengthen the parish as a live/work locality, supporting local employment, home-working, and sustainable connections to nearby towns and the rail network.</p> <p>⇒ Develop a sustainable and resilient community, where growth is aligned with transport, drainage, services, and long-term environmental capacity.</p>	<p>H2 Housing Mix,</p> <p>H3 Land behind the Old School,</p> <p>H4 Infill and Rounding-off at Small Rural Settlements,</p> <p>H5 Rural Exception Sites for Affordable Housing,</p> <p>H6 Community Led, Self and Custom Build Housing.</p>
<p>Building a strong, competitive economy [Building a strong, effective economy]</p>	<p>⇒ Strengthen the parish as a live, work locality, supporting local jobs, small businesses, and home working to improve work life balance, at a scale that respects village character.</p> <p>⇒ Focus employment growth in appropriate locations and forms, setting clearer expectations on what is envisaged, to avoid unacceptable environmental impacts.</p>	<p>H7 Working from Home and Home-Based Businesses,</p> <p>EM1 Small Business Development and Safeguarding of Employment Land,</p> <p>EM2 Rural Business Diversification,</p> <p>EM3 Sustainable Tourism.</p>
<p>Ensuring the vitality of town centres</p>	<p>⇒ Safeguard and enhance key local services and facilities, including the school, village shop and post office, pubs, public open space, and local play and recreation provision, to support everyday life and a living community.</p> <p>⇒ Support accessible local transport and services, including reliable bus provision, to reduce the need to travel by car and improve inclusion for all ages. ⇒</p>	<p>FAS1 Safeguarding and Enhancement of Community Facilities,</p> <p>FAS3 Recreation and Open Space,</p> <p>FAS2 Local Green Space.</p> <p>(For a rural parish this category primarily covers “community vitality”.)</p>

	Build a sustainable and resilient community, where community infrastructure keeps pace with change and is aligned with long term capacity and need.	
Promoting healthy and safe communities [Promoting healthy communities] [public protection and security]	<p>⇒ Safeguard and enhance key local services and facilities, including the school, village shop and post office, pubs, public open space, and local play and recreation provision, to support everyday life and a living community.</p> <p>⇒ Support accessible local transport and services, including reliable bus provision, to reduce the need to travel by car and improve inclusion for all ages.</p> <p>⇒ Build a sustainable and resilient community, where community infrastructure keeps pace with change and is aligned with long term capacity and need.</p>	<p>FAS1 Community Facilities,</p> <p>FAS2 Local Green Space,</p> <p>FAS3 Recreation and Open Space,</p> <p>NEL1 Green Infrastructure,</p> <p>NEL2 Biodiversity Net Gain,</p> <p>NEL3 Trees, Cornish Hedges and Hedgerows,</p> <p>NEL4 Area of Local Landscape Importance,</p> <p>NEL5 Cherished Views and Vistas,</p> <p>NEL6 Dark Skies.</p>
Promoting sustainable transport	<p>Improve transport and movement across the parish, prioritising safe, reliable, and inclusive travel options that reduce reliance on the private car.</p> <p>⇒ Strengthen walking and cycling connectivity, delivering safer, better connected footpaths and cycle routes within the parish and to nearby destinations.</p> <p>⇒ Support improved access to rail services, including measures that strengthen connections to the wider rail network where deliverable.</p> <p>⇒ Ensure new development helps address traffic, parking, and access issues, through well designed layouts, safe junctions, and appropriate parking and servicing arrangements.</p> <p>⇒ Improve connectivity between Cosawes and Ponsanooth, strengthening safe routes and transport links so residents can</p>	<p>H1 Ponsanooth Village Development Boundary (focusing development in accessible locations),</p> <p>D1 General Design Principles (requiring safe active travel),</p> <p>D2 Cornish Distinctiveness and Design,</p> <p>NEL1 Green Infrastructure (walking and cycling links).</p>

	access shared services, facilities, and community life more easily.	
Supporting high quality communications	⇒ Enhance communication links, reducing needs to travel and associated environmental issues, preventing digital disadvantage and ensuring that communities in rural areas can access emergency support when required.	Policy IA2 Digital Infrastructure, Resilience and Investment H7 Working from Home and Home-Based Businesses, EM1 Small Business Development, EM2 Rural Business Diversification.
Making effective use of land	⇒ Support a mixed age community, enable local families to remain living locally, and ensure development respects the rural, landscape and heritage character of the parish.	H1 Ponsanooth Village Development Boundary, H4 Infill and Rounding-off, H5 Rural Exception Sites, D1 General Design Principles, D2 Cornish Distinctiveness.
Achieving well-designed places	⇒ Protect the look and feel of the countryside, trees and traditional building style, and protect the substantial heritage value of the parish.	D1 General Design Principles, D2 Cornish Distinctiveness and Design, D3 Design and Local Distinctiveness in the Historic Core, D4 Treluswell Gateway, NEL3 Trees and Cornish Hedges, NEL6 Dark Skies.
Protecting Green Belt land	Not appropriate for Ponsanooth Parish	None
Meeting the challenge of climate change, flooding and coastal change [managing flood risk and coastal change, clean energy and water, and flood/coastal]	⇒ Enable a sustainable and resilient future, supporting measures that reduce emissions, improve energy efficiency, and strengthen the parish's ability to adapt to climate risks, including flooding, overheating, and extreme weather.	CC1 Sustainable Design and Low Carbon Heat, CC2 Wind Energy, CC3 Solar Energy, CC4 Local Energy Storage Batteries, CC5 Community Led Renewable Energy, CC6 Transition from Oil and Gas Heating, NEL1 Green Infrastructure, H1 (through spatial strategy).
Conserving and enhancing the natural environment [Pollution]	⇒Protect and enhance the look and feel of the parish's countryside, safeguarding valued landscapes, trees, hedgerows, and wildlife corridors, and ensuring that development	NEL1 Green Infrastructure, NEL2 Biodiversity Net Gain, NEL3 Trees, Cornish Hedges and Hedgerows,

	<p>conserves landscape character and rural setting.</p> <p>⇒ Ensure that new development sits comfortably within its landscape context, using high quality design, materials, and layout that respond to local character without eroding rural identity.</p>	<p>NEL4 Area of Local Landscape Importance,</p> <p>NEL5 Cherished Views and Vistas,</p> <p>NEL6 Dark Skies.</p>
Conserving and enhancing the historic environment	<p>⇒ Protect and enhance the parish's substantial heritage value, safeguarding its archaeological and historic assets, and ensuring that change reinforces, not dilutes, the distinctive character and identity of Ponsanooth and its settlements.</p>	<p>HA1 Heritage Assets,</p> <p>MC1 Ponsanooth Methodist Chapel,</p> <p>ARC1 Archaeology,</p> <p>D3 Design in the Historic Core,</p> <p>Placenames policy,</p> <p>Designated Heritage Assets reference.</p>
Facilitating the sustainable use of minerals	Not appropriate to Ponsanooth Parish	None

6. Contribution to the achievement of sustainable development

6.1 The Plan contributes to sustainable development by balancing economic, social and environmental objectives. It supports housing to meet local needs, seeks to retain permanent community vitality through a primary residency policy, enables sustainable business and tourism activity, protects community facilities and recreation opportunities, and includes a strong policy framework for climate adaptation, flood risk management, water quality, biodiversity and landscape protection.

6.2 Figure 3 summarises how each policy contributes to sustainable development.

Figure 3: How the intentions of the Ponsanooth Parish NDP policies help to achieve sustainable development		
Policy	Purpose	Sustainable Development Outcomes
H1, Ponsanooth Village Development Boundary	To define the development boundary for Ponsanooth village, directing most new housing and related growth to the main settlement.	<p>Environmental: Protects open countryside and natural carbon sinks from encroachment, helps retain settlement setting and landscape character. Social: Focuses growth where services, facilities, and public transport are most accessible, supports walkability and inclusion.</p> <p>Economic: Supports viability of village services and businesses by concentrating demand.</p>
H2, Housing Mix	To secure an appropriate mix of home sizes, types, and	Environmental: Encourages efficient use of land and resources through right sizing of

	tenures, aligned with locally evidenced need.	homes, can reduce resource demand per household. Social: Better matches local needs, including smaller and affordable homes, supports a balanced community. Economic: Supports local labour supply and retention, reduces economic leakage from outward migration.
H3, Land behind the Old School, Ponsanooth Village	To allocate, and set expectations for, comprehensive delivery of housing, layout, and necessary site specific requirements at the Old School site.	Environmental: Enables coordinated green infrastructure and SuDs, avoids piecemeal impacts. Social: Delivers planned housing with clearer expectations for access, amenity, and integration. Economic: Provides greater certainty for delivery and helps align infrastructure with development.
H4, Infill and Rounding off at Small Rural Settlements	To guide small scale housing at the smaller settlements, supporting infill and rounding off where it respects settlement form and countryside character.	Environmental: Limits sprawl, helps protect landscape character and biodiversity networks. Social: Supports small settlement vitality where appropriate without eroding rural character. Economic: Supports modest local demand for services while maintaining viable rural living patterns.
H5, Rural Exception Sites for Affordable Housing	To enable small scale affordable housing as rural exception sites, where it meets local connection needs and is secured in perpetuity.	Environmental: Focuses development where justified, can support compact forms and avoid dispersed growth. Social: Provides genuinely affordable homes for local households, secured in perpetuity. Economic: Helps retain local workforce, supports community sustainability and local spending.
H6, Community Led, Self and Custom Build Housing	To support community led delivery, self build, and custom build where it meets local needs and is properly secured and designed.	Environmental: Can enable higher fabric standards and lower carbon homes through locally controlled specification. Social: Strengthens local involvement in delivery and increases housing choice. Economic: Diversifies delivery routes, can increase local procurement and skills.
H7, Working from Home and Home Based Businesses	To support home working and small home based enterprises, where impacts on neighbours and amenity are acceptable.	Environmental: Reduces commuting, supports lower transport emissions. Social: Improves household resilience and enables flexible work patterns.

		Economic: Enables micro enterprise and local incomes, strengthens the rural economy.
EM1, Small Business Development and Safeguarding of Employment Land	To protect existing employment sites and support appropriate small business growth in suitable locations.	Environmental: Encourages reuse and intensification of existing sites, reduces pressure for greenfield change. Social: Supports access to local jobs and reduces out commuting. Economic: Retains and grows employment space, supports business confidence and investment.
EM2, Rural Business Diversification	To support farm, estate, and rural business diversification where it is appropriate in scale and location.	Environmental: Supports viable land management and sympathetic reuse, manages impacts on landscape and infrastructure. Social: Sustains rural livelihoods and community stability. Economic: Strengthens farm and rural business viability, supports new enterprise and local supply chains.
EM3, Sustainable Tourism	To support tourism that is sustainable, appropriately located, and compatible with parish character and infrastructure.	Environmental: Manages visitor impacts on landscape, biodiversity, and tranquillity. Social: Helps maintain local amenity by addressing pressure points and infrastructure capacity. Economic: Supports visitor economy benefits while encouraging longer term sustainability.
D1, General Design Principles	To set overarching design principles for all development, including layout, character, public realm, and amenity.	Environmental: Supports climate responsive design, green infrastructure, and reduced resource impacts. Social: Secures safer, more functional places with good amenity. Economic: Reduces long term maintenance and retrofit costs, supports investment confidence.
D2, Cornish Distinctiveness and Design	To ensure development reflects local character, materials, settlement pattern, and Cornish distinctiveness.	Environmental: Encourages landscape led design and locally appropriate materials, manages visual impacts. Social: Reinforces local identity and sense of place. Economic: Supports local construction skills and supply chains, enhances the parish's attractiveness.

D3, Design and Local Distinctiveness in the Historic Core of Ponsanooth	To secure higher design expectations within the historic core, protecting townscape and setting.	<p>Environmental: Supports reuse and sensitive adaptation, reduces demolition waste and embodied carbon loss where feasible.</p> <p>Social: Protects historic character and heritage led placemaking.</p> <p>Economic: Supports heritage related investment and local distinctiveness as an asset.</p>
D4, Treluswell Gateway	To guide development at the key gateway location, improving arrival experience, landscape setting, and movement.	<p>Environmental: Improves landscape structure and manages settlement edge effects.</p> <p>Social: Enhances legibility and safety of movement at a key arrival point.</p> <p>Economic: Improves perception and attractiveness of the area, supports functioning transport networks.</p>
HA1, Heritage Assets	To conserve and, where possible, enhance designated and non designated heritage assets and their settings.	<p>Environmental: Promotes reuse of historic buildings where feasible, reducing embodied carbon loss.</p> <p>Social: Protects heritage, identity, and community pride.</p> <p>Economic: Reduces development risk through clearer expectations, supports tourism and investment.</p>
MC1, Ponsanooth Methodist Chapel	To support the sensitive reuse and securing of the Methodist Chapel as an important local heritage building.	<p>Environmental: Encourages reuse of an existing building, reduces waste and embodied carbon loss.</p> <p>Social: Helps retain a valued community and heritage asset.</p> <p>Economic: Enables viable re use, reducing vacancy related decline and supporting local activity.</p>
ARC1, Archaeology	To ensure archaeological interest is properly assessed, understood, and protected where relevant.	<p>Environmental: Supports conservation of historic landscape features and fabric where feasible.</p> <p>Social: Safeguards cultural heritage and understanding of place.</p> <p>Economic: Reduces development risk through early assessment, supports heritage interest and education.</p>
NEL1, Green Infrastructure	To protect and strengthen the green infrastructure network, including corridors, multifunctional spaces, and connections.	<p>Environmental: Enhances habitat connectivity, climate resilience, and ecosystem services.</p> <p>Social: Improves access to nature and recreation, supports health and wellbeing.</p>

		Economic: Can reduce long term flood and heat risks, supports attractiveness and liveability.
NEL2, Biodiversity Net Gain	To secure biodiversity net gain and appropriate ecological measures as part of development.	Environmental: Delivers measurable biodiversity improvement and more resilient habitats. Social: Enhances local environmental quality and nature access. Economic: Supports ecosystem services and can reduce mitigation risk through clear expectations.
NEL3, Trees, Cornish Hedges, and Hedgerows	To protect important trees, Cornish hedges, and hedgerows, and to secure appropriate replacement and reinforcement.	Environmental: Protects carbon storage, habitat, landscape structure, and soil and water functions. Social: Maintains rural character and visual amenity. Economic: Helps reduce erosion and runoff impacts and supports place value.
NEL4, Area of Local Landscape Importance	To recognise and protect locally valued landscape areas, guiding development to avoid harm and secure landscape led design.	Environmental: Conserves landscape character, setting, and ecological networks. Social: Protects valued local places and tranquillity. Economic: Supports tourism and local distinctiveness and provides clarity to shape proposals early.
NEL5, Cherished Views and Vistas	To identify and safeguard key views and vistas that contribute to local character and sense of place.	Environmental: Protects landscape setting and reduces intrusive development effects. Social: Maintains community valued outlooks and identity. Economic: Supports attractiveness to residents and visitors, helps protect tourism and heritage value.
NEL6, Dark Skies	To reduce light pollution and protect dark skies through appropriate lighting design and controls.	Environmental: Reduces ecological disturbance and energy use by limiting light pollution. Social: Protects night time tranquillity and residential amenity. Economic: Lowers operating costs through efficient lighting and good design.
FAS1, Safeguarding and Enhancement of Community Facilities	To retain key community facilities and support their enhancement, adaptation, and appropriate new provision.	Environmental: Supports reuse and adaptation of existing facilities and can reduce travel demand. Social: Protects essential services and social hubs, supports cohesion.

		Economic: Sustains footfall for local services and facilities.
FAS2, Local Green Space	To designate and protect Local Green Spaces valued for recreation, beauty, history, or tranquillity.	Environmental: Protects important green assets, habitats, and microclimate benefits. Social: Secures accessible spaces for recreation and wellbeing. Economic: Supports place attractiveness and can contribute to long term health benefits.
FAS3, Recreation and Open Space	To protect, improve, and where needed expand recreation and open space provision, including accessibility and quality.	Environmental: Supports multifunctional green spaces, biodiversity, and SuDs opportunities. Social: Improves play, sport, and informal recreation, supports health and inclusion. Economic: Enhances local attractiveness and supports local activity.
CC1, Sustainable Design and Low Carbon Heat	To require sustainable design and support low carbon heat and energy efficiency in new and, where relevant, existing buildings.	Environmental: Reduces operational carbon and resource use, supports climate resilience. Social: Improves comfort and health and can reduce fuel poverty risk. Economic: Lowers running costs and supports green skills and retrofit markets.
CC2, Wind Energy	To support appropriately located wind energy where impacts are acceptable.	Environmental: Increases renewable generation and supports decarbonisation. Social: Protects amenity through siting and design expectations. Economic: Supports energy security and local investment opportunities.
CC3, Solar Energy	To support appropriately sited solar energy, including guidance on landscape and environmental considerations.	Environmental: Supports clean generation with guidance to manage landscape and ecological impacts. Social: Can support local and community energy options where appropriate. Economic: Supports lower energy costs and investment in renewables.
CC4, Local Energy Storage Batteries	To guide battery storage proposals, addressing safety, siting, and potential impacts.	Environmental: Supports renewable integration and grid flexibility. Social: Manages safety and amenity through clear siting expectations. Economic: Enables energy system resilience and infrastructure investment.

CC5, Community Led Renewable Energy	To support community led renewable and local energy initiatives.	<p>Environmental: Promotes local decarbonisation and renewable uptake.</p> <p>Social: Builds community participation and shared benefit.</p> <p>Economic: Keeps more value locally and can support community funds.</p>
CC6, Transition from Oil and Gas Heating	To encourage transition away from fossil fuel heating and support low carbon alternatives.	<p>Environmental: Cuts emissions and local air pollutants by moving away from fossil fuels.</p> <p>Social: Reduces exposure to volatile fuel costs and improves comfort.</p> <p>Economic: Supports long term affordability and stimulates installer and retrofit markets.</p>
CC7, Window Replacement	To guide window replacement so energy improvements are achieved while respecting character, especially in sensitive areas.	<p>Environmental: Improves energy efficiency while avoiding unnecessary loss of character and fabric.</p> <p>Social: Protects amenity and local distinctiveness while improving comfort.</p> <p>Economic: Supports sensible retrofit investment and reduces risk of poor quality alterations.</p>
CC8, Natural Flood Management Solutions	To support natural flood management and measures that reduce runoff, improve infiltration, and enhance catchment resilience.	<p>Environmental: Reduces flood risk, improves water quality, and enhances habitats.</p> <p>Social: Protects homes and infrastructure and supports community safety.</p> <p>Economic: Reduces damage and recovery costs and complements infrastructure investment.</p>
IA1, Future Park and Ride and Rail Halt	To express a long term ambition for improved rail access and park and ride, subject to strategic support and major investment.	<p>Environmental: Could reduce car use and emissions if delivered, subject to design and mitigation.</p> <p>Social: Could improve access to jobs and services by public transport.</p> <p>Economic: Could reduce congestion costs and improve accessibility, contingent on strategic investment.</p>
IA2, Digital Infrastructure, Resilience and Investment	To support improved broadband and digital resilience, including infrastructure upgrades where appropriate.	<p>Environmental: Supports home working and digital access, reducing travel demand.</p> <p>Social: Improves access to services, learning, and inclusion.</p> <p>Economic: Supports business productivity and competitiveness.</p>
IA3, Mobile Signal Infrastructure	To support improved mobile coverage where installations	<p>Environmental: Manages landscape and biodiversity impacts through siting and design.</p>

	are appropriately located and designed.	<p>Social: Improves connectivity and safety, supports access to services.</p> <p>Economic: Supports business operations and resilience.</p>
IA4, Transport, Highways and Communications	To secure transport and highways improvements associated with development, including safety, parking, and movement.	<p>Environmental: Can reduce congestion and emissions through better network function and support for active travel.</p> <p>Social: Improves safety, accessibility, and day to day movement.</p> <p>Economic: Reduces delay and accident costs, supports efficient servicing and trade.</p>
IA5, Footways, Pedestrian Links, Public Rights of Way	To protect and enhance walking routes, pedestrian links, and public rights of way, and to secure improved connectivity.	<p>Environmental: Encourages walking and cycling and helps protect green corridors.</p> <p>Social: Improves safe access for all ages and supports health and inclusion.</p> <p>Economic: Supports local footfall and can reduce household transport costs.</p>

7. General conformity with the strategic policies of the development plan

- 7.1 The Ponsanooth Parish neighbourhood plan must show that it is in general conformity with the development plan for the local authority area concerned. The development plan currently in force for the Ponsanooth Parish neighbourhood plan comprises three local plan documents, prepared by Cornwall Council:
1. Cornwall Local Plan (2016)
 2. Site Allocations DPD (2019)
 3. Climate Emergency DPD (2023)
- 7.2 In Cornwall, all of the policies in the Cornwall Local Plan and the Climate Emergency DPD are considered to be strategic policies.
- 7.3 We have assessed compatibility of the Ponsanooth Parish neighbourhood policies against all policies that are relevant to Ponsanooth Parish. The Ponsanooth NDP adds local detail without undermining the strategic approach of the development plan.
- 7.4 Figure 4 following illustrates the Plan’s general conformity with strategic policies in the development plan.

Figure 4: General conformity with strategic policies in the development plan		
Local Plan strategic policy	Relevant Ponsanooth Parish Neighbourhood plan policies	Comment
Local Plan Strategic policy conformity summary		
Policy 1 Sustainable Development	All NDP policies	The Local Plan sets the overarching approach to sustainable development. The Neighbourhood Plan adds local detail and evidence to support sustainable outcomes in Ponsanooth Parish.

Figure 4: General conformity with strategic policies in the development plan

Local Plan strategic policy	Relevant Ponsanooth Parish Neighbourhood plan policies	Comment
Local Plan Strategic policy conformity summary		
Policy 2 – Spatial Strategy	H1, Residential Infill Development and Conversions within Ponsanooth Development Boundary, H5, Infill Within Hamlets and Small Groups of Dwellings, H4, Rural Exception Sites for Affordable Housing	These policies direct most housing to Ponsanooth village, and limit countryside development to clearly defined, small scale exceptions, consistent with the Local Plan spatial strategy.
Policy 2a – Key Targets	All NDP policies	The Neighbourhood Plan does not set strategic targets, it supports delivery of Local Plan growth through locally specific policies, and does not conflict with strategic growth priorities.
Policy 3 – Role and Function of Places	All NDP policies	The Local Plan anticipates neighbourhood plans will add locally specific policy detail. The Neighbourhood Plan supports the role and function of Ponsanooth and its smaller settlements through its spatial, housing, employment, facilities, and design policies.
Policy 4 – Shopping, Services and Community Facilities	FAS1, Safeguarding and Enhancement of Community Facilities, FAS2, Recreation and Open Space, FAS3, Recreation and Open Space	The Neighbourhood Plan supports the retention, enhancement, and appropriate provision of community facilities and recreational assets, in a way that is proportionate to the settlement’s role and function.
Policy 5 – Business and Tourism	EM1, Small Business Development and Safeguarding of Employment Land, EM2, Rural Business Diversification, EM3, Sustainable Tourism, H7, Working from Home and Home Based Businesses	These policies safeguard existing employment, support appropriate business growth and diversification, and encourage sustainable tourism, consistent with Local Plan support for rural economic resilience.
Policy 6 – Housing Mix	H2, Housing Mix	H2 requires an appropriate mix of home sizes, types, and tenures to reflect locally evidenced need, aligning with the Local Plan approach to supporting mixed communities.
Policy 7 – Housing in the Countryside	H1, Residential Infill Development and Conversions within Ponsanooth	These policies focus new homes within the settlement framework, and support limited countryside exceptions only where justified, and

Figure 4: General conformity with strategic policies in the development plan

Local Plan strategic policy	Relevant Ponsanooth Parish Neighbourhood plan policies	Comment
Local Plan Strategic policy conformity summary		
	Development Boundary, H5, Infill Within Hamlets and Small Groups of Dwellings, H4, Rural Exception Sites for Affordable Housing	where landscape and settlement character are respected.
Policy 8 – Affordable Housing	H4, Rural Exception Sites for Affordable Housing, H3, Land behind the Old School, H2, Housing Mix	The Neighbourhood Plan does not repeat Local Plan affordable housing thresholds, it supports delivery of affordable housing through rural exception sites, and through site specific expectations where relevant, including the need for tenure blind integration where achievable.
Policy 9 – Rural Exception Sites	H4, Rural Exception Sites for Affordable Housing	H4 supports affordable housing led rural exception proposals that are well related to settlement form, appropriate in scale, and secured for local needs in perpetuity, consistent with the Local Plan.
Policy 12 – Design	D1, General Design Principles, D2, Cornish Distinctiveness and Design, D3, Design and Local Distinctiveness in the Historic Core of Ponsanooth, D4, Treluswell Gateway, CC1, Sustainable Design and Low Carbon Heat, HA1, Heritage Assets	These policies add local design context, place specific expectations, and heritage considerations, supporting high quality, safe, inclusive, and locally distinctive design.
Policy 16 – Health and Wellbeing	FAS1, Safeguarding and Enhancement of Community Facilities, FAS2, Recreation and Open Space, FAS3, Recreation and Open Space, IA5, Footways, Pedestrian Links, Public Rights of Way	The Neighbourhood Plan supports health and wellbeing through protecting and improving community facilities, open space, recreation, and active travel connections.
Policy 21 – Best use of land and buildings	H1, Residential Infill Development and Conversions within Ponsanooth Development Boundary, H3, Land behind the Old School,	The Neighbourhood Plan supports the efficient use of land and buildings by prioritising development in sustainable locations, supporting reuse and conversion where appropriate, and enabling flexible home working.

Figure 4: General conformity with strategic policies in the development plan

Local Plan strategic policy	Relevant Ponsanooth Parish Neighbourhood plan policies	Comment
Local Plan Strategic policy conformity summary		
	H7, Working from Home and Home Based Businesses	
Policy 22 European Protected sites	No specific NDP policies, addressed through Local Plan and project level assessment	European site requirements are addressed through the Local Plan framework and statutory assessment processes. The Neighbourhood Plan does not add additional policy, and does not undermine the Local Plan approach.
Policy 23 Natural Environment	NEL1, Green Infrastructure, NEL2, Biodiversity Net Gain, NEL3, Trees, Cornish Hedges, and Hedgerows, NEL4, Area of Local Landscape Importance, NEL5, Cherished Views and Vistas, NEL6, Dark Skies, CC8, Natural Flood Management Solutions	These policies protect and enhance local environmental assets and landscape character, and set locally specific criteria that complement the Local Plan natural environment policies.
Policy 24 Historic Environment	HA1, Heritage Assets, MC1, Ponsanooth Methodist Chapel, ARC1, Archaeology, D3, Design and Local Distinctiveness in the Historic Core of Ponsanooth	The Neighbourhood Plan supports conservation and enhancement of designated and non designated heritage assets, their settings, and local historic character, adding parish level detail to the Local Plan framework.
Policy 25 Green Infrastructure	NEL1, Green Infrastructure, FAS2, Recreation and Open Space, FAS3, Recreation and Open Space	The Neighbourhood Plan protects and strengthens the green infrastructure network, improving connectivity for habitat and people, and safeguarding valued open spaces.
Policy 26 Flood Risk Management and Coastal Change	CC8, Natural Flood Management Solutions, CC1, Sustainable Design and Low Carbon Heat	The Neighbourhood Plan supports surface water management and natural flood management measures that reduce runoff and improve resilience, complementing Local Plan flood risk requirements.
Policy 27 – Transport and Accessibility	IA4, Transport, Highways and Communications, IA5, Footways, Pedestrian Links, Public Rights of	These policies support safer movement, improved walking connectivity, and, in the longer term, improved public transport opportunities, consistent

Figure 4: General conformity with strategic policies in the development plan		
Local Plan strategic policy	Relevant Ponsanooth Parish Neighbourhood plan policies	Comment
Local Plan Strategic policy conformity summary		
	Way, IA1, Future Park and Ride and Rail Halt	with the Local Plan objective to minimise the need to travel and increase sustainable modes.
Policy 28 - Infrastructure	IA2, Digital Infrastructure, Resilience and Investment, IA3, Mobile Signal Infrastructure, IA4, Transport, Highways and Communications, CC1, Sustainable Design and Low Carbon Heat	The Neighbourhood Plan reinforces the need for infrastructure provision alongside development, including transport, digital connectivity, and sustainable design measures.
Policies that are not generally included in Neighbourhood Plans		
Policy 10 - Viability	No specific NDP policies apply	Not applicable to the Neighbourhood Plan, this is excluded development or a strategic county level matter, and is addressed through the Local Plan and other development plan documents.
Policy 11 – Gypsies and Travellers	No specific NDP policies apply	
Policy 13 – Development Standards	No specific NDP policies apply	
Policy 14 – Renewable and low carbon energy (superseded by the Climate Emergency DPD)	No specific NDP policies apply	
Policy 15 – Safeguarding renewable energy	No specific NDP policies apply	
Policy 17 - Minerals	No specific NDP policies apply	
Policy 18 – Minerals Safeguarding	No specific NDP policies apply	
Policy 19 – Strategic Waste management principles	No specific NDP policies apply	
Policy 20 – Management of waste management facilities	No specific NDP policies apply	
Site Allocations DPD (SADPD)		
Site name and reference	Relevant NDP policy	Comment
No Policies applicable to the Ponsanooth Parish NDP Designated Area	None	

Cornwall Climate Emergency DPD [CEDPD]		
Cornwall Climate Emergency DPD Policy	Ponsanooth Parish NDP Policies	Comments
Policy C1 – Climate Change Principles	All policies, particularly Policies CC1–CC8, NEL1–NEL6, IA1–IA5, and the spatial strategy and design policies (H1, D1–D4).	Policy C1 sets the overarching climate change principles. The Ponsanooth NDP supports these through policies on sustainable construction and low carbon heat, renewable energy, green infrastructure, biodiversity, dark skies, natural flood management, and by directing growth to accessible locations to reduce the need to travel.
Policy G1 – Green Infrastructure Design and Maintenance	Policy NEL1 (Green Infrastructure), Policy D1 (General Design Principles), Policy CC8 (Natural Flood Management Solutions).	CEDPD Policy G1 expects green infrastructure to be central to scheme design and long term management. The Ponsanooth NDP requires green infrastructure led design, including multifunctional open space, connectivity, and integration with SuDS and biodiversity measures.
Policy G2 – Biodiversity Net Gain	Policy NEL2 (Biodiversity Net Gain).	CEDPD Policy G2 requires measurable biodiversity net gain. The Ponsanooth NDP includes a specific BNG policy which supports delivery on site where possible and secures appropriate management and maintenance.
Policy G3 – Canopy	Policy NEL3 (Trees, Cornish Hedges, and Hedgerows).	CEDPD Policy G3 sets a 15% canopy expectation for major development. The Ponsanooth NDP supports retention and reinforcement of trees, hedgerows and Cornish hedges, and expects appropriate planting and buffering, aligning with the canopy objectives of the DPD.
Policy G4 – Local Nature Recovery Network	Policies NEL1 (Green Infrastructure) and NEL2 (Biodiversity Net Gain).	CEDPD Policy G4 seeks to maintain and enhance the integrity and connectivity of the Local Nature Recovery Network. The Ponsanooth NDP supports habitat connectivity and expects biodiversity gains to respond to strategic nature recovery priorities.
Policy AG1 – Rural Development and Diversification	Policies EM2 (Rural Business Diversification) and EM3 (Sustainable Tourism), supported by relevant design and environmental policies (D1–D4, NEL1–NEL6).	CEDPD Policy AG1 supports rural diversification that reduces emissions and delivers multiple public benefits. The Ponsanooth NDP supports appropriate diversification and tourism proposals, while managing impacts on landscape, biodiversity, amenity, and infrastructure, helping secure sustainable rural economic development.
Policy AL1 – Regenerative, Low Impact Development	No specific policies apply.	CEDPD Policy AL1 relates to regenerative, low impact (one planet) development. The Ponsanooth NDP does not include a specific equivalent policy, but general design, environmental and transport policies would apply to any proposals brought forward.
Policy TC1 – Town Centre Development Principles	No specific policies apply.	CEDPD Policies TC1–TC4 apply to town centres. The Ponsanooth NDP area is predominantly rural and

<p>Policy TC2 – Place Shaping Vision and Priorities, including Town and Town Centre Renewal Priorities</p> <p>Policy TC3 – Diversification of Uses in Town Centres</p> <p>Policy TC4 – Density of Development in Town Centres</p>		<p>does not contain a town centre, so no specific NDP policies are required for this policy area.</p>
<p>Policy TC5 – Rural Service Development</p>	<p>Policies FAS1 (Safeguarding and Enhancement of Community Facilities), EM1 (Small Business Development), and H7 (Working from Home and Home Based Businesses).</p>	<p>CEDPD Policy TC5 supports rural services and employment hubs to reduce the need to travel. The Ponsanooth NDP safeguards local facilities and supports small scale business and home working, helping sustain day to day services and local jobs.</p>
<p>Policy T1 – Sustainable Transport</p>	<p>Policies IA4 (Transport, Highways and Communications), IA5 (Footways, Pedestrian Links, Public Rights of Way), IA1 (Future Park and Ride and Rail Halt), and H1 (Development Boundary).</p>	<p>CEDPD Policy T1 seeks development that minimises the need to travel and supports modal shift. The Ponsanooth NDP directs growth to accessible locations, supports active travel links and public transport, and sets a long term ambition for improved rail access subject to deliverability.</p>
<p>Policy T2 – Parking</p>	<p>Policies D1 (General Design Principles) and IA4 (Transport, Highways and Communications).</p>	<p>CEDPD Policy T2 sets parking expectations. The Ponsanooth NDP requires parking and movement to be planned as part of good design, addressing safety and local conditions while aligning with Cornwall guidance.</p>
<p>Policy T3 – Safeguarding of transport infrastructure sites and routes</p>	<p>Policies IA1 (Future Park and Ride and Rail Halt) and IA5 (Footways, Pedestrian Links, Public Rights of Way).</p>	<p>CEDPD Policy T3 safeguards transport infrastructure and routes. The Ponsanooth NDP supports protection and enhancement of active travel routes and identifies a long term aspiration related to rail connectivity, subject to strategic support and investment.</p>
<p>Policy RE1 – Renewable and Low Carbon Energy</p>	<p>Policies CC2 (Wind Energy), CC3 (Solar Energy), CC4 (Local Energy Storage Batteries), and CC5 (Community Led Renewable Energy).</p>	<p>CEDPD Policy RE1 supports renewable and low carbon energy subject to criteria. The Ponsanooth NDP provides locally specific criteria for wind, solar, battery storage and community led energy, alongside safeguards for landscape, amenity, heritage and ecological impacts.</p>
<p>Policy RE2 – Safeguarding strategic renewable energy sites</p>	<p>No specific policies apply.</p>	<p>CEDPD Policy RE2 safeguards strategic renewable energy sites. The Ponsanooth NDP does not allocate or safeguard strategic renewable energy sites, but</p>

		relevant criteria based policies would apply to proposals.
Policy SEC1 – Sustainable Energy and Construction	Policy CC1 (Sustainable Design and Low Carbon Heat).	CEDPD Policy SEC1 sets requirements for sustainable energy and construction, including the energy hierarchy and water efficiency expectations. The Ponsanooth NDP includes a dedicated policy supporting SEC1, including encouragement for high standards in design, construction and operation, and BREEAM water credits for non household development.
Policy CC1 – Coastal Vulnerability Zone Policy CC2 – Candidate Coastal Change Management Areas	No specific policies apply.	CEDPD Policies CC1–CC2 relate to coastal change. Ponsanooth Parish is inland and these policies are not directly relevant.
Policy CC3 – Reduction of Flood risk Policy CC4 – Sustainable Drainage System Design	Policies CC8 (Natural Flood Management Solutions) and NEL1 (Green Infrastructure), supported by site specific requirements where applicable.	CEDPD Policy CC3 reduces flood risk and Policy CC4 sets SuDS expectations. The Ponsanooth NDP supports natural flood management and green infrastructure led drainage, promoting sustainable management of surface water and resilience to climate change impacts.

8. Compatibility with environmental obligations, human rights and prescribed matters

Compatibility with EU Obligations

- 8.1 Schedule 2(1) of The Neighbourhood Planning (General) Regulations 2012 (as amended) states that in relation to the examination of neighbourhood development plans the following basic condition is prescribed for paragraph 8(2) of Schedule 4B to the Act: The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 8.2 European Union Directive 2001/42EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have significant environmental effects. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) states that the responsible authority shall carry out, or secure the carrying out of, an environmental assessment, in accordance with Part 3 of these Regulations, (using a specified set of criteria set out in Schedule 1 of the Regulations). The results of this process must be set out in a SEA Screening Statement, which must be made public.
- 8.3 Under Regulation 9 of the Regulations, Ponsanooth Parish Parish Council requested Cornwall Council, as the responsible body, to consider whether an environmental assessment of the emerging Ponsanooth Parish neighbourhood plan was required. Cornwall Council made this determination following consultation with the statutory consultees. The determination is set out in the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Opinion dated 23rd June 2025. These are attached as Appendix 3.
- 8.4 Under Regulation 15 of the Neighbourhood Planning (General Regulations) 2012 (as amended) these documents are also submitted to Cornwall Council alongside the Ponsanooth Parish neighbourhood plan.

Prescribed Conditions and Prescribed Matters.

- 8.5 Section 38A(12) of the Parish and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act 2011 sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out one basic condition in addition to those set out in the primary legislation. This is: the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).
- 8.6 There are no Special Areas of Conservation in the parish. However the Fal and Helford SAC is within 2km. This is not in close proximity to the main settlement of Ponsanooth. There are no Special Protection Areas in the parish. However, Falmouth Bay to St Austell Bay SPA is within 2km. No pathways of impact have been identified, and no Likely Significant Effects (LSE) have been identified.
- 8.7 The Ponsanooth Parish NDP Screening Opinion confirms that the Ponsanooth Parish NDP is unlikely to have significant effects on European Sites and that SEA and HRA is therefore not required.

Comprehensive Impact Assessment Implications

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

9. Precautionary assessment against LURA 2023 sections 98 and 99.

- 9.1 Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 introduced changes to the neighbourhood planning legal framework. These include requirements, so far as the qualifying body considers appropriate and having regard to the subject matter of the Plan, for neighbourhood plans to be designed to secure that development and use of land contribute to the mitigation of, and adaptation to, climate change, and to take account of any relevant Local Nature Recovery Strategy. Section 99 also introduced a housing-focused basic condition that the making of the neighbourhood plan must not result in the development plan proposing less housing than would be provided if the plan were not made.
- 9.2 Although a transitional period may exist, as a precautionary measure an assessment of the NDP against climate, nature recovery and housing supply matters has been prepared [See Figure 5 below].
- 9.3 At the time of drafting, National Development Management Policies have not been issued, and the Environmental Outcomes Report framework is not yet fully in place. This section is therefore included on a precautionary basis.
- 9.4 The Local Nature Recovery Strategy relevant to the Parish is the Cornwall and Isles of Scilly Local Nature Recovery Strategy.

Figure 5: Precautionary assessment against climate, nature recovery and housing supply matters

Policy	Does the policy contribute to mitigation of, and adaptation to, climate change?	Does the policy take account of the Local Nature Recovery Strategy where relevant?	Would the policy result in less housing being provided than if the NDP were not made?
Policy H1, Ponsanooth Village Development Boundary	Yes, indirectly. The policy supports a more sustainable pattern of development by directing growth to Ponsanooth village and other appropriate locations, reducing pressure for dispersed housing in the open countryside and helping development relate to existing services, infrastructure and settlement form.	Yes, where relevant. Development within or outside the boundary must still comply with policies on green infrastructure, biodiversity net gain, trees, Cornish hedges, landscape, dark skies, drainage and natural flood management, which help connect growth with nature recovery objectives.	No. The policy does not cap housing growth. It identifies a development boundary within which sustainable infill, brownfield development and the allocated housing site are supported, while also allowing appropriate countryside exceptions and small scale development at named rural settlements.
Policy H2, Housing Mix	Yes, indirectly. A better mix of smaller, accessible and adaptable homes can reduce under-occupation, support downsizing, improve efficient use of the housing stock and help local people remain in the Parish rather than travelling longer distances from outside the area.	Limited but relevant. The policy is mainly about housing type, size, tenure and accessibility, but housing schemes brought forward under it must still comply with biodiversity, green infrastructure, landscape and tree policies.	No. The policy does not reduce the amount of housing to be provided. It seeks to ensure that new housing better meets local needs, including smaller homes, affordable housing, older persons housing, accessible homes and homes suitable for working from home.
Policy H3, Land behind the Old School, Ponsanooth Village	Yes. The allocation directs a substantial part of the Parish housing requirement to a site adjoining Ponsanooth village, with requirements for green infrastructure, walking and cycling links, open space and safeguarding of future park and ride and rail halt infrastructure. This supports both mitigation and adaptation objectives.	Yes, where relevant. The policy requires open space, green infrastructure, landscape responsiveness and regard to the site masterplan, which provides opportunities to protect and enhance habitat connectivity and deliver biodiversity net gain.	No. This is a positive housing allocation expected to deliver about 50 dwellings, including affordable housing, and is central to meeting the Parish housing requirement. It would increase housing opportunities rather than reduce them.

<p>Policy H4, Infill and Rounding-off at Small Rural Settlements</p>	<p>Yes, indirectly. The policy allows only limited infill and rounding-off at defined small settlements, helping to avoid unsustainable sprawl and dispersed development in the open countryside while making limited use of existing settlement form.</p>	<p>Yes, where relevant. Proposals must respect settlement character, landscape setting, open land, heritage assets and other NDP environmental policies, including biodiversity, green infrastructure, trees and hedgerows.</p>	<p>No. The policy permits small scale housing opportunities at Lower Treluswell, Burnthouse, Roskrow and Four Cross. It manages scale and form rather than reducing the overall housing requirement.</p>
<p>Policy H5, Rural Exception Sites for Affordable Housing</p>	<p>Yes, indirectly. The policy supports affordable housing close to Ponsanooth and defined small settlements, helping local households remain near existing community networks and reducing displacement to less convenient locations.</p>	<p>Yes, where relevant. Rural exception sites must take account of landscape sensitivity, settlement setting, access routes and the wider environmental policy framework, including biodiversity, green infrastructure, trees, hedges and habitat connectivity.</p>	<p>No. The policy enables additional affordable housing that would not normally come forward as market housing. It supplements the housing strategy rather than reducing supply.</p>
<p>Policy H6, Community Led, Self and Custom Build Housing</p>	<p>Yes, indirectly. Community led, self and custom build housing can deliver locally responsive and potentially energy efficient homes, and can help meet local needs in sustainable locations.</p>	<p>Yes, where relevant. Such schemes must comply with the wider NDP policy framework, including landscape, biodiversity, green infrastructure, trees, hedges and design policies.</p>	<p>No. The policy creates an additional route for locally restricted affordable housing, community led housing and affordable self build or custom build plots. It does not reduce the housing requirement.</p>
<p>Policy H7, Working from Home and Home-Based Businesses</p>	<p>Yes. Supporting home working and small scale home based employment can reduce commuting and associated emissions, while improving economic and community resilience.</p>	<p>Limited. The policy is primarily about home based work and residential amenity. Nature recovery issues are likely to arise only where physical extensions, outbuildings or conversions affect habitats, trees, hedges or landscape features.</p>	<p>No. The policy does not affect the number of homes to be provided. It supports appropriate business use within or associated with existing homes without the loss of dwellings.</p>
<p>Policy EM1, Small Business Development and Safeguarding of Employment Land</p>	<p>Yes, indirectly. The policy supports local employment, reuse and conversion of existing buildings, live work opportunities and access improvements, which can</p>	<p>Yes, where relevant. Proposals must avoid materially adverse effects on nature conservation, landscape interests and the rural environment, and should</p>	<p>No. The policy concerns employment land and business development. It expressly avoids unjustified loss of residential dwellings and does not</p>

	reduce the need to travel and support a more resilient rural economy.	provide reasonable measures for nature conservation where possible.	reduce housing allocations or the Parish housing requirement.
Policy EM2, Rural Business Diversification	Yes, indirectly. The policy supports resilient farm businesses and requires diversification proposals to accord with Cornwall Climate Emergency DPD policies, including water efficiency and sustainable drainage measures where practicable.	Yes. Farm diversification can affect land, habitats, hedgerows, watercourses and landscape character. The policy requires proposals to avoid adverse effects on wildlife and landscape and to be appropriate to their setting.	No. The policy manages rural business proposals and does not reduce housing provision.
Policy EM3, Sustainable Tourism	Yes, indirectly. The policy encourages sustainable travel, requires appropriate scale and seeks to avoid flood risk to visitors. It also encourages sustainability practices, including waste recycling, renewable energy and locally sourced materials.	Yes, where relevant. Tourism proposals must align with NDP landscape and design policies and the Climate Emergency DPD approach to biodiversity net gain, helping avoid harm to habitats and valued environmental assets.	No. The policy does not reduce housing supply. It manages tourism development and requires holiday accommodation in unsuitable residential locations to remain holiday use only.
Policy D1, General Design Principles	Yes. Good design can reduce energy demand, improve durability, withstand Cornwall's climate and climate change effects, manage parking and access, protect daylight and support adaptable, functional places.	Yes, where relevant. Design proposals must relate to landscape setting, green space, boundary features, trees, hedges and public realm, all of which can support ecological connectivity and local nature recovery.	No. The policy affects design quality, layout and functionality. It does not reduce the number of homes to be provided.
Policy D2, Cornish Distinctiveness and Design	Yes, indirectly. Locally responsive design can support long life buildings, reuse, retrofit and development that works with local climate, materials, settlement form and landscape setting.	Yes, where relevant. Local distinctiveness often includes landscape structure, hedges, trees, gardens, lanes and settlement edges that can also support biodiversity and habitat connectivity.	No. The policy does not reduce housing supply. It requires development to respond to local distinctiveness and design lineage.
Policy D3, Design and Local Distinctiveness in the	Yes, indirectly. Sensitive design in the historic core can support reuse, walkability, durable buildings and	Limited but relevant. The policy focuses on built heritage and townscape, but also protects boundary walls, hedges, trees,	No. The policy manages design in the historic core. It does not restrict the

Historic Core of Ponsanooth	adaptation to topography and local climate while protecting the existing compact settlement form.	paths and landscape features that may contribute to local green infrastructure.	overall housing requirement or remove identified housing opportunities.
Policy D4, Treluswell Gateway	Yes, indirectly. The policy promotes high quality, inclusive design, complementary landscaping and pedestrian friendly pathways around an important junction, helping create more resilient and accessible infrastructure environments.	Yes, where relevant. Landscaping, planting and public realm improvements can contribute to green infrastructure and nature recovery if designed with biodiversity and habitat connectivity in mind.	No. The policy relates to design quality at the Treluswell gateway. It does not reduce housing provision.
Policy HA1, Heritage Assets	Yes, indirectly. Conservation and sensitive reuse of heritage assets can reduce embodied carbon by retaining existing buildings and materials, while helping development respond to established settlement and landscape character.	Limited but relevant. The policy is heritage focused, but historic farmsteads, boundaries, trees, traditional yards and associated landscapes can overlap with habitats and green infrastructure that support nature recovery.	No. The policy does not reduce housing numbers. It requires proportionate assessment and mitigation where development affects heritage assets.
Policy MC1, Ponsanooth Methodist Chapel	Yes, indirectly. Securing a viable reuse of the Grade II* chapel would support the continued use of an existing building, reducing the need for replacement development and helping retain a walkable community focus in the village.	Limited. The policy is principally concerned with heritage conservation and viable reuse. Nature recovery considerations may arise through car parking design, landscaping, drainage and treatment of the chapel setting.	No. The policy concerns reuse of a heritage asset and associated access and parking. It does not affect the housing requirement.
Policy ARC1, Archaeology	Limited but relevant. The policy does not directly address emissions or adaptation, but it supports informed design and mitigation, which can help avoid unnecessary disturbance and support context sensitive development.	Limited. Archaeology is not primarily a nature recovery matter, although archaeological assessment may need to be coordinated with ecological, soil and landscape considerations on development sites.	No. The policy requires proportionate archaeological assessment and mitigation. It does not reduce housing provision.
Policy NEL1, Green Infrastructure	Yes. Green infrastructure supports mitigation and adaptation through carbon storage, shade, cooling, natural	Yes. This is directly relevant to the Local Nature Recovery Strategy. It identifies a Parish green infrastructure network and	No. The policy does not reduce the housing requirement. It requires

	drainage, soil protection, flood attenuation, recreation and ecological resilience.	requires development to maintain, improve and connect that network.	development to integrate and enhance green infrastructure properly.
Policy NEL2, Biodiversity Net Gain	Yes. Biodiversity net gain can support adaptation and mitigation by improving habitat resilience, natural drainage, carbon storage, shade, cooling and ecosystem function.	Yes. The policy expressly requires offsite biodiversity gains to have regard to the Ponsanooth green infrastructure network and the Local Nature Recovery Network, directly supporting nature recovery objectives.	No. The policy does not reduce housing provision. It requires development to deliver biodiversity net gain in accordance with the wider development plan framework.
Policy NEL3, Trees, Cornish Hedges, and Hedgerows	Yes. Trees, Cornish hedges and hedgerows contribute to carbon storage, shade, cooling, runoff interception, soil stability, shelter and resilience to extreme weather.	Yes. These features are important habitats, corridors and stepping stones for wildlife, and are directly relevant to the Local Nature Recovery Strategy and the Parish green infrastructure network.	No. The policy does not reduce the housing requirement. It requires retention, protection, management and replacement planting where appropriate.
Policy NEL4, Area of Local Landscape Importance	Yes. Landscape protection can support climate adaptation and mitigation by safeguarding undeveloped land, soils, trees, hedges, drainage function and carbon storing landscape features.	Yes, where relevant. Locally valued landscapes often contain habitats, ecological networks, hedgerows, woodlands and natural features that support nature recovery.	No. The policy does not delete allocations or impose a housing cap. It requires development to respond to locally valued landscape character.
Policy NEL5, Cherished Views and Vistas	Yes, indirectly. Protecting valued views and landscape setting can help retain undeveloped land, skyline character, tree cover, settlement edges and landscape features that contribute to climate resilience.	Yes, where relevant. Views and vistas often include valued landscape features, woodland, hedgerows and open land that may also function as parts of ecological networks.	No. The policy controls visual and landscape effects. It does not reduce the amount of housing to be provided.
Policy NEL6, Dark Skies	Yes, indirectly. The policy reduces unnecessary lighting and associated energy use, and supports climate conscious design by discouraging excessive light spill.	Yes, where relevant. Dark skies support nocturnal wildlife, including bats, birds and insects affected by artificial light, and complement habitat and green infrastructure policies.	No. The policy does not reduce housing provision. It manages lighting impacts so development respects rural character and night time biodiversity.

Policy FAS1, Safeguarding and Enhancement of Community Facilities	Yes, indirectly. Protecting and enhancing local facilities can reduce the need to travel, support walkable communities and improve resilience during disruption or extreme weather.	Yes, where relevant. New or improved facilities can incorporate planting, green infrastructure, sustainable drainage, open space and habitat links.	No. The policy protects and supports community facilities. It does not reduce housing provision.
Policy FAS2, Local Green Space	Yes. Local green spaces can support adaptation through cooling, shade, surface water management, recreation, wellbeing and local resilience.	Yes. Local green spaces may contribute to green infrastructure, habitat connectivity, trees, grassland, river corridors and other nature recovery functions.	No. The policy designates specific locally important green spaces. It does not reduce the Parish housing requirement or remove the allocated housing site.
Policy FAS3, Recreation and Open Space	Yes. Open space supports climate adaptation through cooling, surface water management, recreation, access to nature and community resilience. It can also support carbon storage and active lifestyles.	Yes. The policy expressly supports multifunctionality with biodiversity, connectivity and hydrology, and requires open space provision and enhancements that can strengthen green infrastructure.	No. The policy requires appropriate open space provision and mitigation from residential development. It does not reduce housing numbers.
Policy CC1, Sustainable Design and Low Carbon Heat	Yes. The policy directly supports mitigation through lower energy demand, low carbon heat and sustainable design. It can also support adaptation by improving comfort, reducing overheating and making buildings more resilient.	Indirectly. The main focus is energy and building performance, but proposals must still avoid harm to biodiversity, landscape, trees, hedges and habitats under the wider NDP framework.	No. The policy affects the quality and performance of development. It does not reduce the amount of housing to be provided.
Policy CC2, Wind Energy	Yes. The policy supports renewable energy generation where appropriately located and designed, contributing directly to climate change mitigation and local energy resilience.	Yes, where relevant. Wind energy proposals must take account of biodiversity, landscape, habitats, species, trees, hedges and ecological networks so that energy benefits do not undermine nature recovery.	No. The policy concerns wind energy development and does not remove housing sites or reduce housing supply.

Policy CC3, Solar Energy	Yes. The policy supports appropriately located solar energy, contributing to renewable generation, reduced fossil fuel reliance and local climate mitigation.	Yes, where relevant. Solar proposals must be designed to avoid unacceptable harm to habitats, species, landscape features, soils, trees, hedges and green infrastructure, and may offer opportunities for biodiversity enhancement.	No. The policy deals with solar energy proposals and does not reduce housing provision.
Policy CC4, Local Energy Storage Batteries	Yes. Energy storage supports mitigation by making renewable energy more usable, reducing reliance on fossil fuel generation and improving resilience during outages.	Indirectly. Battery storage is not primarily a nature recovery measure, but proposals should avoid harm to habitats, landscape features, soils, trees, hedges and green infrastructure.	No. The policy does not affect the number of homes to be provided. It manages the siting and impacts of energy storage infrastructure.
Policy CC5, Community Led Renewable Energy	Yes. The policy supports mitigation by encouraging locally supported renewable energy schemes and community scale energy resilience.	Yes, where relevant. Community renewable schemes should avoid harm to biodiversity and, where possible, deliver local environmental gains aligned with the green infrastructure and nature recovery network.	No. The policy supports additional renewable energy opportunities and does not restrict housing delivery.
Policy CC6, Transition from Oil and Gas Heating	Yes. The policy supports mitigation by encouraging the transition away from fossil fuel heating towards lower carbon alternatives, which is relevant in a rural parish where existing buildings may rely on oil or gas.	Indirectly. The policy is mainly about carbon reduction. Nature recovery considerations may arise where external equipment, groundworks or associated infrastructure affects habitats, trees, hedges or landscape features.	No. The policy influences heating and retrofit choices. It does not reduce housing provision.
Policy CC7, Window Replacement	Yes. Sensitive window replacement can improve energy efficiency, reduce heat loss and support the continued use of existing buildings, contributing to climate change mitigation.	Indirectly. The policy has limited relevance to the Local Nature Recovery Strategy, although works should avoid impacts on protected species, such as bats, where relevant.	No. The policy relates to building fabric, character and energy performance. It has no effect on the housing requirement.

Policy CC8, Natural Flood Management Solutions	Yes. The policy directly supports adaptation by encouraging natural flood management measures that slow runoff, store water, reduce flood risk and improve resilience to more intense rainfall.	Yes. Natural flood management is closely aligned with nature recovery where it restores wetlands, strengthens river corridors, improves soil and catchment health and creates connected habitats.	No. The policy does not restrict housing numbers. It may influence site layout and drainage design, but supports development that manages runoff in a climate resilient way.
Policy IA1, Future Park and Ride and Rail Halt	Yes. The policy supports climate mitigation by safeguarding and encouraging infrastructure that could improve access to rail, reduce car dependency and support more sustainable travel choices.	Limited but relevant. Transport infrastructure should be designed to avoid harm to habitats, landscape features, trees, hedges and green infrastructure, and may offer opportunities for planting and drainage enhancements.	No. The policy supports transport infrastructure associated with the housing allocation and wider connectivity. It does not reduce housing provision.
Policy IA2, Digital Infrastructure, Resilience and Investment	Yes. Better digital infrastructure can reduce travel demand by supporting home working, online services, remote healthcare and business resilience. Communications resilience is also relevant during climate related disruption.	Limited. The policy is not primarily about nature recovery, but infrastructure should be sited and designed to avoid harm to biodiversity, landscape and habitat features.	No. The policy supports infrastructure improvements and does not reduce housing provision.
Policy IA3, Mobile Signal Infrastructure	Yes, indirectly. Improved mobile connectivity can support remote working, access to services, emergency resilience and reduced travel demand, provided infrastructure is appropriately located and designed.	Limited. The policy mainly concerns communications infrastructure, but siting and design should avoid harm to habitats, trees, hedges, landscape character and green infrastructure.	No. The policy manages mobile infrastructure and does not affect housing supply.
Policy IA4, Transport, Highways and Communications	Yes. The policy supports safer movement, better connectivity, active travel, reduced car dependence where possible and more resilient transport and communications infrastructure.	Yes, where relevant. Transport and communications proposals should avoid harm to habitats, trees, hedgerows, landscape and green infrastructure, and	No. The policy manages access, traffic, parking, communications and movement impacts. It does not reduce the amount of housing to be delivered.

		may incorporate planting and sustainable drainage.	
Policy IA5, Footways, Pedestrian Links, Public Rights of Way	Yes. The policy supports lower carbon movement by improving walking and wheeling links between homes, services, facilities, open space and the countryside.	Yes, where relevant. Public rights of way, footways and green routes can support access to nature and may form part of wider green infrastructure and habitat corridors.	No. The policy does not reduce housing numbers. It seeks to ensure that development protects and improves access and connectivity.

10. Overall conclusion

- 10.1 The Ponsanooth Parish Neighbourhood Development Plan has been reviewed against the statutory legal requirements and the basic conditions. It is considered that:
- The Plan has been prepared by Ponsanooth Parish Council, the qualifying body for the designated Neighbourhood Area.
 - The Plan relates only to the designated Neighbourhood Area and covers the period 2026 to 2030.
 - The Plan contains land-use planning policies which relate to the development and use of land within the Neighbourhood Area and does not include excluded development.
 - The Plan has regard to national planning policy and guidance, including the National Planning Policy Framework and Planning Practice Guidance.
 - The Plan contributes to sustainable development by supporting an appropriate housing strategy, protecting community facilities, supporting sustainable local enterprise, improving design quality, protecting the natural and historic environment, and addressing flood risk, coastal change and climate change.
 - The Plan is in general conformity with the strategic policies of the Cornwall Local Plan and the Cornwall Climate Emergency Development Plan Document.
 - The Plan has addressed SEA and HRA requirements through the relevant screening and assessment process, and the final submission should include the final screening opinion and supporting material.
 - The Plan is compatible with Convention Rights and has been reviewed through an Equalities Impact Assessment.
 - The Plan is designed to contribute to climate change mitigation and adaptation, takes account of nature recovery considerations, and would not result in less housing being provided than would be the case if the Plan were not made.
- 10.2 For these reasons, it is concluded that the Ponsanooth Parish Neighbourhood Development Plan satisfies the basic conditions and is suitable to proceed to examination.

Appendix 1 – Neighbourhood Area Decision

Information Classification: CONTROLLED

Cornwall Council

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Applicant:

Ponsanooth Parish Council Clerk
Ponsanooth Parish Council
3 Cliff Terrace
Portreath
Redruth
TR16 4LE

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

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on **9 January 2023** and accompanying plan(s):

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

Ponsanooth Parish Council

DATED: 16 / 1 / 23

Louise Wood - Service Director Planning and
Housing

REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

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

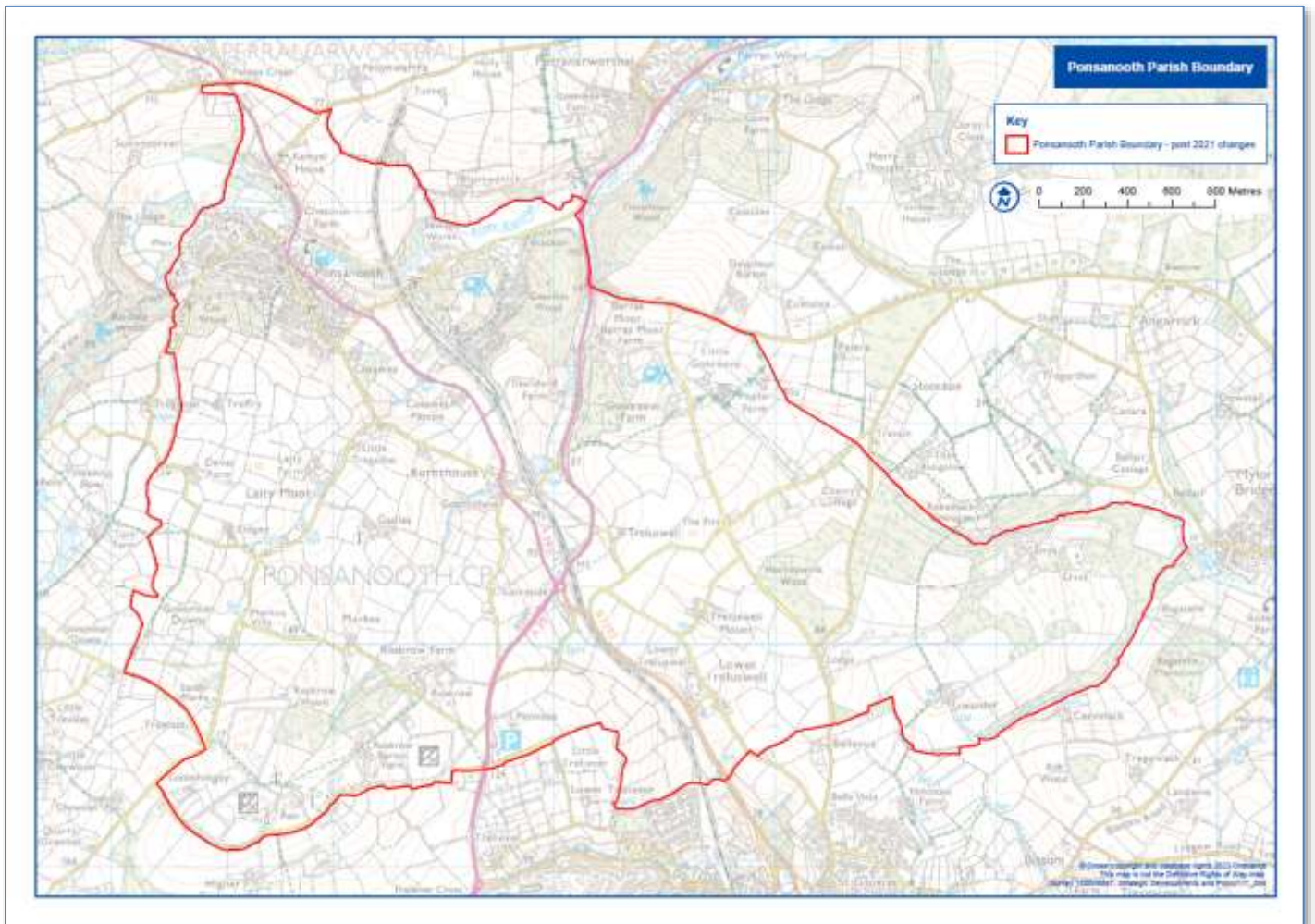
- The area proposed is appropriate to be designated as a Neighbourhood Area;
- The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act; and

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

DATED: 16 / 1 / 23

Louise Wood - Service Director Planning and
Housing

Appendix 2 – Designation Map



Appendix 3 – SEA/HRA Screening Opinion

Ponsanooth NDP (March 2025)

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

June 2025

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

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Ponsanooth Neighbourhood Plan SEA and HRA Screening Report

1. Introduction

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

1.2 The vision for Ponsanooth Parish is to support the development of a vibrant rural community that respects the heritage and ecology of the area. The plan aims to address challenges related to housing, community facilities, and environmental protection while ensuring that development aligns with the community's needs and aspirations. The plan's objectives are summarised below:

- **Housing and Community**
 - Maintain a vibrant, mixed-age, family-centric community.
 - Welcome more people into the parish.
 - Ensure generations of families can remain living locally.
 - Develop an improved live/work locality.
 - Develop a sustainable and resilient community.
- **Economy, Employment, and Business**
 - Improve employment opportunities and work-life balance.
 - Support local businesses and encourage new commercial ventures.
- **Built Environment and Heritage**
 - Protect the substantial heritage value of the parish.
 - Ensure new developments respect traditional local architectural styles.
- **Natural Environment and Landscape**
 - Protect the look and feel of the countryside, trees, and building style.
 - Enhance wildlife habitats and maintain green corridors.
- **Community Facilities**
 - Improve services, protect the school, local shop, pub, public open space, and bus services.
 - Enhance connectivity between settlements.
- **Traffic, Transport, and Infrastructure**
 - Improve transport infrastructure.
 - Enhance connectivity for the parish, including foot/cycle paths and access to train services.
 - Address traffic and parking issues.
- **Climate Change**
 - Enable a sustainable and resilient future.
 - Support renewable energy projects and sustainable design.

Ponsanooth Neighbourhood Plan

SEA and HRA Screening Report

1.3 The main housing growth strategy aims to provide homes in Ponsanooth on land behind the Old School adjacent to the A393. This location supports the development of new homes in the main settlement where most facilities and services are located and thus helps to support their sustainability. The strategy includes:

- Development Boundaries - establishing boundaries to allow growth in settlements across the parish, whilst preserving the landscape and the open countryside
- Affordable Housing - prioritizing smaller, affordable housing for local needs and encouraging downsizing.
- Housing Mix - ensuring new development aligns with demographic needs, including provision for an aging population.
- Rural Exception Sites - supporting small-scale affordable housing outside development boundaries.
- Infill Development - allowing small-scale infill in hamlets and small groups of dwellings.

1.4 Taking into account various data and the revised government housing figures, the NDP proposes the delivery of a minimum of 75 homes to 2030 and anticipates the delivery of around 90 through the NDP policies.

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

2. Legislative Background

Strategic Environmental Assessment

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

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

3. However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. In SEA terms, neighbourhood plans are treated as components of Local Plans. National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment.

Ponsanooth Neighbourhood Plan

SEA and HRA Screening Report

The Localism Act 2011 also requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive

2.4 Figure 2 shows the SEA screening process, and Box 4.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.

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

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

Habitats Regulation Assessment

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

2.7 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. The table in section 3 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

Sustainability Appraisal

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

2.9 This report therefore includes screening for HRA and SEA . Section 3 sets out the HRA screening. Section 4 shows the SEA screening process (fig 2), and Box 4.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.

Ponsanooth Neighbourhood Plan SEA and HRA Screening Report

3. Habitats Regulation Assessment

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

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

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

European Site	Designated features	Threats/pressures	Pathways of Impact (arising from development relating to the NDP)	Likely significant effects (including in combination)	Screen in or out
Fal and Helford SAC	Qualifying Habitats: <ul style="list-style-type: none"> • Atlantic Salt Meadows • Estuaries • Large Shallow inlets and bays • Intertidal mudflats and sandflats • Reefs 	<ul style="list-style-type: none"> • Marine consents and permits • Invasive species • Water pollution • Public access/disturbance • Siltation • Fisheries • Air pollution 	Yes. The parish is within the zone of influence for public access/disturbance	Yes	In

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

	<ul style="list-style-type: none"> • Subtidal sandbanks <p>Qualifying Species:</p> <ul style="list-style-type: none"> • Rumex Rupestra 				
Falmouth to St Austell Bay SPA	<ul style="list-style-type: none"> • Black throated Diver • Slavonian Grebe • Great Northern Diver 	<ul style="list-style-type: none"> • Commercial fishing • Fixed/drift net fishery 	None arising from the NDP. The SPA was screened out of the HRA for the Local Plan.	None	Out

Appropriate Assessment

The HRA of the Cornwall Local Plan revealed the potential for Likely Significant Effects (LSE) on the features of the Fal and Helford SAC due to a possible increase in recreation. Policy 22 of the Local Plan puts in place a strategic solution for the mitigation of recreational impacts. Surveys were carried out over the period of a year to establish the 'Zone of Influence' (ZOI) for recreational impact. Ponsanooth parish lies within the ZOI for the Fal and Helford and therefore a financial contribution is taken from new development to fund mitigation measures.

The rural areas of the former Falmouth/Penryn Community Network Area (of which Ponsanooth was a part) have surpassed the Cornwall Local Plan (2010–2030) minimum requirement of 600 dwellings. Additionally, within the parish there is a major student village development in the pipeline, which first received planning permission in 2016 and the reserved matters stage was approved at appeal in summer 2024. The development includes the following elements:

- 1860 student bed spaces,
- 180 space 'park and change' facility and additional car parking for 333 spaces
- A new roundabout junction from the A39
- A budget Hotel
- A family pub/restaurant
- A retail parade including a convenience store
- Doctor's surgery and day nursery
- Business start up units and office space for university use
- Sports and leisure facilities including squash and tennis courts, multipurpose all weather pitch and a gym/yoga studio

Ponsanooth Neighbourhood Plan SEA and HRA Screening Report

As the housing figure for the area has already been met and in view of the potential for in combination effects with the student village, the Local Plan HRA cannot be relied upon solely. Natural England's advice is that: *within this Zol, proposals for any net increase in residential units will have a likely significant effect on the qualifying features of the European Site(s) (habitats site(s)) through increased recreational pressure when considered either alone or in combination with other plans and projects.*

The following provides the Appropriate Assessment for the Ponsanooth NDP in relation to the Fal and Helford SAC.

The potential pathway of impact is Public access/disturbance. The policies concerned are:

H1 – development boundaries – the development boundaries allow for small scale infill and rounding off within existing settlements are intended to protect the landscape and open countryside. The NDP estimates this will equate to a total of 5 homes. RECOMMENDATION: It is suggested that reference should be made to the need for mitigation for any residential development in line with policy 22 of the Local Plan.

H3 – Land Behind the Old School - a development of up to 50 homes on the edge of Ponsanooth. The Parish have undertaken an extensive site appraisal process to identify the chosen site for development and developed a site masterplan. The policy contains the following requirement: *The site sits within the zone of influence of a European Protected Site [Fal and Helford SAC] and as a result, the development may be required to provide mitigation to address recreational impact upon the SAC, if this is demonstrated to be necessary.*

H4 – Rural Exception Sites – RES are strategic policy (Cornwall Local Plan policy 9), the NDP is not proposing any additional growth through this policy, the approximate number of homes anticipated is around 25. The policy includes additional criteria to reflect local circumstances, including the housing mix needed to meet projected needs. RECOMMENDATION: It is suggested that reference should be made to the need for mitigation for any residential development in line with policy 22 of the Local Plan.

H5 – Infill within hamlets and small groups of dwellings – this policy relates to very small-scale development, namely infill of 1 or 2 dwellings within the development boundaries proposed in H1 (other than Ponsanooth village). The NDP estimates this policy could lead to approximately 10 dwellings in total. RECOMMENDATION: It is suggested that reference should be made to the need for mitigation for any residential development in line with policy 22 of the Local Plan.

H7 – Community Led, Self and Custom Build Housing – the policy is intended to support community led local housing initiatives that help address affordable housing needs. RECOMMENDATION: It is suggested that reference should be made to the need for mitigation for any residential development in line with policy 22 of the Local Plan

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It is important to note that although the NDP goes beyond the housing figures in the CLP, it is being developed in the context of the new much higher growth figures set by national government and aims to respond to that and the housing crisis in a positive way. The Parish have undertaken an extensive site appraisal process to identify the chosen site for development and developed a site masterplan. The Parish are also in the process of undertaking an informal Sustainability Appraisal to identify any potential areas to improve sustainability outcomes. The NDP aims to protect the natural environment and landscapes whilst promoting sustainable growth within the parish's settlements.

It is concluded that subject to the policy amendments to reference the strategic mitigation in place through the Cornwall Local Plan, no LSE are anticipated as a result of the Ponsanooth NDP.

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4. SEA screening

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

SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a)

CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

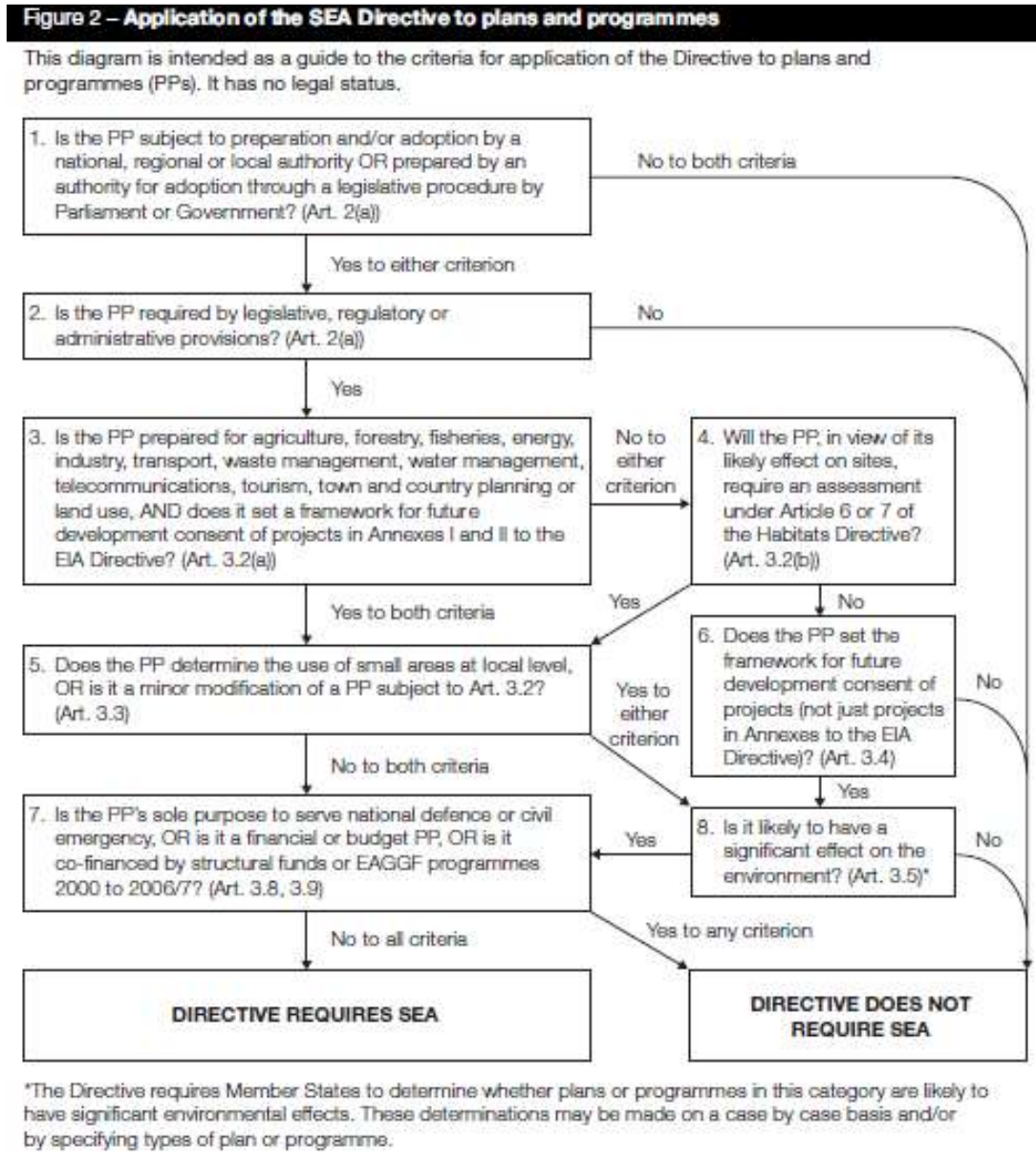
1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

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

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Figure 2 SEA screening flowchart

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



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

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

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Table 4.2 Likely significant effects on the environment	
SEA requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The Plan provides local criteria-based policies to control the quality of development within the parish. Taking into account various data and the revised government housing figures, the NDP proposes the delivery of a minimum of 75 homes to 2030. The strategy for delivery of development is primarily through a site allocation, but also settlement boundaries, rural exception sites and infill.</p> <p>The NDP also contains a number of other policies including safeguarding employment land, design, heritage, landscape, biodiversity, dark skies, community facilities, local green space, transport, park and ride as well as renewable energy policies.</p>
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan. It does not influence other plans.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan which promote sustainable development. It will be examined against four basic conditions, one of which is whether the plan contributes to sustainable development.
4. environmental problems relevant to the plan or programme,	<p>The following environmental problems and sensitivities have been identified in the neighbourhood plan area:</p> <ul style="list-style-type: none"> • Fal and Helford SAC ZOI • Falmouth to St Austell Bay SPA within 2km • IRZ for Swanpool, Lower Fal and Helford Intertidal and west Cornwall Bryophytes SSSIs • Kennal Vale and Perran Woods County Wildlife sites • BAP Woodland Habitat • AGLV • WHS within village of Ponsanooth • 3 Scheduled monuments • Enys Registered Park and Garden • Flood Zone 3a and 3b around the River Kennel • Small area of the site allocation contains historic landfill
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:

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<p>6. the probability, duration, frequency and reversibility of the effects,</p>	<p>The plan period runs until 2030, to align with the Cornwall Local Plan. The plan aims to provide a minimum of 75 homes to align with housing need in the area and the governments increased housing growth figures. The plan allocates a site for the majority of the housing growth (around 50 dwellings), draws development boundaries to protect the open countryside and landscape and suggests small scale infill in rural settlements as well as rural exception sites in line with strategic policy.</p> <p>In addition to the housing policies, the plan contains numerous other policies including safeguarding employment land, design, heritage, landscape, biodiversity, dark skies, community facilities, local green space, transport, park and ride as well as renewable energy policies.</p>
<p>7. the cumulative nature of the effects,</p>	<p>The rural areas of the Falmouth/Penryn Network had already surpassed the Cornwall Local Plan (2010–2030) minimum requirement of 600 dwellings. As a result, this NDP did not need to allocate any further housing in order to be considered in general conformity with the Local Plan, although it would still address local affordable housing needs and remain responsive to the local housing market.</p> <p>In December 2024, the National Planning Policy Framework (NPPF) was updated, introducing a new method for Local Planning Authorities to calculate their housing requirements. This revised approach means the Local Plan’s housing figures are now considered ‘out of date’. As a result, the NDP aims to provide 75 homes to align with housing need in the area and the governments increased housing growth figures.</p> <p>Additionally, within the parish there is a major student village development in the pipeline, which first received planning permission in 2016 and the reserved matters stage was approved at appeal in summer 2024. The development includes the following elements:</p> <ul style="list-style-type: none"> • 1860 student bed spaces, • 180 space ‘park and change’ facility and additional car parking for 333 spaces • A new roundabout junction from the A39 • A budget Hotel • A family pub/restaurant • A retail parade including a convenience store • Doctor’s surgery and day nursery • Business start up units and office space for university use • Sports and leisure facilities including squash and tennis courts, multipurpose all-weather pitch and a gym/yoga studio

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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 recorded population as at the 2021 census was 1,540. The parish covers an area of approximately 885 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><i>Please refer to Appendix 1 for the full baseline review</i></p> <p>Special Areas of Conservation (SAC)</p> <p>None within the Parish, but the Fal and Helford SAC is within 2km. The parish of Ponsanooth is within the ZOI for the SAC. This is a sheltered site on the south-west coast of England, with a low tidal range and a wide range of substrates resulting in a wide range of communities representative biologically one of the richest examples of sandbanks in the UK. This area supports examples of sheltered intertidal mudflats and sandflats representative of south-west England and is particularly recognised for the importance of the species living in the sediments. This site is a ria system in south-west England that supports of marine inlets and shallow bays. The Fal and Helford is an example of saltmarsh vegetation in a ria (drowned river valley), a physiographic type restricted to south-west England and west Wales.</p>
12. the effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>Natural England's advice is that within this Zol, proposals for any net increase in residential units will have a likely significant effect on the qualifying features of the European Site(s) (habitats site(s)) through increased recreational pressure when considered either alone or in combination with other plans and projects.</p> <p>Appropriate Assessment was carried out in Section 3 and concluded that no LSE are anticipated as a result of the NDP due to the strategic mitigation in place through CLP policy 22. The AA recommends some minor policy amendments to ensure the need for mitigation is highlighted in all residential policies.</p> <p>Special Protection Areas (SPA)</p> <p>None within the Parish but Falmouth Bay to St Austell Bay SPA is within 2km. Falmouth Bay to St Austell Bay SPA is on the south coast of Cornwall, covering the marine environment incorporating five shallow, sandy bays; Falmouth Bay, Gerrans Bay, Veryan Bay, Mevagissey Bay and St Austell Bay. It also</p>

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	<p>includes Carrick Roads, an estuarine area which meets the sea between Falmouth and St Mawes, and part of the tidal Helford River. The river complex areas are part of a ria system, typified by steep sides and slow tidal currents, with subtidal rocky shores and exposed intertidal mud on creeks and river branches. The diversity of marine habitats is reflected in existing statutory protected area designations, some of which overlap or abut the SPA. Qualifying species – black throated diver, great northern diver and Slavonian grebe.</p> <p>The SPA was screened out of the HRA for the Local Plan and thus it has been assumed that the same would follow for the Neighbourhood Plan due to the pathways of impact being fishery related. There is a 3km buffer zone around the SPA relating to wind energy (due to the potential impact on birds). This buffer zone overlaps a part of the Parish but does not extend to Roskrow Barton where the existing wind farm is located and where larger/ additional turbines supported through policy CC2.</p> <p>No additional adverse effects are anticipated as a result of the NDP policies.</p> <p>Sites of Special Scientific Interest (SSSI)</p> <p>No SSSIs within the parish, but the parish is within the impact risk zone (IRZ) for Swanpool, Lower Fal and Helford Intertidal and west Cornwall Bryophytes. This means particular types and scales of development may require additional assessment.</p> <p>Swanpool SSSI lies to the south of the Parish, 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.</p> <p>The West Cornwall Bryophytes SSSI is a group of seven locations of former mining activity, that form a single SSSI. This site is special for its population of rare and scarce bryophytes (mosses and liverworts) which are adapted to growing on copper-rich substrates.</p> <p>The Lower Fal and Helford Intertidal SSSI was designated to protect the intertidal sediment and rocky shores.</p> <p>The types of development covered by these IRZs are:</p> <ul style="list-style-type: none"> • Infrastructure: Airports, helipads and other aviation proposals.
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- **Air Pollution:** Any industrial/agricultural development that could cause AIR POLLUTION (including: industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500 tonnes).
- **Combustion:** General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.

The NDP does not contain any proposals relating to the development covered by the IRZ. No additional adverse effects are anticipated as a result of the NDP policies.

Kennal Vale and Perran Woods County Wildlife Sites (CWS)

Kennal Vale and Perran Woods towards the north of the Parish. Kennal Vale is adjacent to the village of Ponsanooth, whereas Perran woods wrap around the village of Cosawes. The CWS are not within the site allocation or development boundaries. The Ponsanooth Development Boundary abuts the Kennal Vale CWS. The site allocation is adjacent to the Perran Woods CWS.

Policy NEL3 aims to protect existing trees, Cornish hedges, and hedgerows for landscape and biodiversity, aligning with the Cornwall Design Guide, which emphasizes integrating and retaining trees as part of thoughtful development design.

Due to the very small scale of development proposed within the development boundaries, no additional adverse effects are anticipated. The site allocation masterplan takes into account the surrounding woodland environment as part of the design.

BAP Woodland Habitat

There are areas of Biodiversity Habitat Plan Woodland around the parish. Including around Ponsanooth (Kennal Vale), around Cosawes and Burnthouse and around Roskrow. The development boundaries of Roskrow, Ponsanooth and Burnthouse abut BAP habitat woodland.

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	<p>Policy NEL3 aims to protect existing trees, Cornish hedges, and hedgerows for landscape and biodiversity, aligning with the Cornwall Design Guide, which emphasizes integrating and retaining trees as part of thoughtful development design. NEL3 references the BAP habitat in the parish.</p> <p>Due to the very small scale of development proposed within the development boundaries, strategic policy and NEL3 no additional adverse effects are anticipated as a result of the NDP policies.</p> <p>Area of Great Landscape Value (AGLV)</p> <p>The AGLV covers about half the parish, including the settlements of Ponsanooth, Cosawes and Burnthouse. The site allocation in AGLV. Landscape consideration is a key principle on the site masterplan.</p> <p>Policy NEL1 aims to ensure that the locally valued landscape is protected and enhanced, aligning with Paragraph 180 of the National Planning Policy Framework and Policy 23 of the Cornwall Local Plan. Whereas Policy NEL2 aims to ensure that new developments align harmoniously with the existing landscape and topography in both character and form, protecting familiar views and vistas to maintain the rural character of the area and preserve the distinct character of the village.</p> <p>Policy NEL4 designates an Area of Local Landscape Importance (ALLI). The purpose is to protect and enhance locally valued landscapes in Ponsanooth Parish that are not already covered by national or county-level designations like the Area of Great Landscape Value (AGLV) and to ensure that new development is sensitive to the distinctive rural character, historic features, and visual qualities of the landscape.</p> <p>Landscape has been considered through the site masterplan for the Old School allocation. Policy H3 could be improved by adding reference to the AGLV and the need for sensitive design/landscaping/planting.</p> <p>World Heritage Site (WHS)</p> <p>Part of the Cornwall and West Devon World Heritage Site (Kennal Vale) is within the village of Ponsanooth and as such falls within the Ponsanooth development boundary (but not within the site allocation). Policy HA1 seeks to conserve and enhance heritage assets.</p>
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	<p>The parish have commissioned a detailed heritage survey as part of their evidence base and this has informed the development of the NDP. Due to the very small scale of development proposed within the development boundaries (estimated to around 5 in Ponsanooth and up to 10 in total across the other development boundaries), strategic policy and policy HA1, no additional adverse effects are anticipated as a result of the NDP policies.</p> <p>Scheduled monuments</p> <p>3 Scheduled monuments within the parish: Gunpowder Storage at Kennal Vale and (a small part of) the Gunpowder Works at Kennal Vale. These are both within the WHS designation in and around the village of Ponsanooth. They abut the Ponsanooth Development Boundary. There is also a stone cross in the grounds of Enys. This is not near to any allocations or development boundaries.</p> <p>The parish have commissioned a detailed heritage survey as part of their evidence base and this has informed the development of the NDP. No additional adverse effects are anticipated as a result of the NDP policies.</p> <p>Historic Environment Record</p> <p>The council mapping records how that there are no historic buildings, sites or monuments on the site allocation at the old school.</p> <p>The parish have commissioned a detailed heritage survey as part of their evidence base and this has informed the development of the NDP. No additional adverse effects are anticipated as a result of the NDP policies.</p> <p>Registered Park and Garden</p> <p>Enys Registered Park and Gardens are located to the SE of the Parish. This is not near to any allocations or development boundaries.</p>
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	<p>No additional adverse effects are anticipated as a result of the NDP policies.</p> <p>Flooding</p> <p>Flood Zone 3a and 3b around the River Kennel – not site allocation or development boundaries.</p> <p>Historic Landfill</p> <p>The site allocation slightly overlaps with a historic landfill site. The Environment Agency have advised that further work, to ensure that any risk of contamination is fully understood and mitigated, will be needed to inform any subsequent planning application (policy advice to be given to the group).</p> <p>Agricultural Land</p> <p>The site allocation is on grade 2 agricultural land</p>
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5. SEA Screening Outcome

- 5.1 HRA screening: The assessment in section 3 shows that there is a potential for significant effects on the Fal and Helford SAC, through recreational disturbance. An Appropriate Assessment has been carried out and strategic mitigation is in place through Policy 22 of the Cornwall Local Plan. Amendments to policies are suggested ensure that there will be no significant effects on the features of the SAC. It is therefore possible to conclude that, in combination with the Local Plan Policy, there will be no impact on the integrity of the European site.
- 5.2 SEA screening: Regulation 5(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 (“the SEA Regulations”) provides that an environmental assessment (an SEA) must be carried out in a number of circumstances, including where the plan or programme, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (i.e. appropriate assessment by way of an HRA).
- 5.3 However, this requirement is subject to an exception contained in Regulation 5(6) which provides that an environmental assessment need not be carried out for a plan or programme “which determines the use of a small area at local level” unless the plan has been determined to be likely to have significant environmental effects. Whether the plan is likely to have significant environmental effects needs to be determined by reference to the criteria in Schedule 1 of the 2004 Regulations. These criteria are set out in a series of questions in section 4.3 of this report.
- 5.4 A comprehensive site assessment has been conducted by the parish which demonstrates the consideration of alternatives. This assessment considered various factors including site location and use, site context and planning history, type of site (greenfield, brownfield, etc.), site characteristics, environmental considerations, heritage considerations, community facilities and services, and other development constraints (e.g. flood risk, agricultural land, tree preservation orders). The parish commissioned a heritage survey which has informed the overall development of the plan. Additionally, a masterplan for the chosen site has been developed. The parish are also undertaking an informal Sustainability Appraisal of the plan to identify any further opportunities to enhance the sustainability of the plan.
- 5.5 The assessment in section 4 does not reveal any significant effects in the environment resulting from the Ponsanooth Parish 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.

Date: 23rd June 2025

Dear Chris

Ponsanooth Neighbourhood Plan – SEA and HRA Screening

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

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

Based on the scale of development proposed, Cornwall Council is of the opinion that the Ponsanooth Neighbourhood Plan is unlikely to have significant effects on the environment or on European Sites and that SEA and further HRA is therefore not required. This view is confirmed by Natural England and the Environment Agency. However, we do recommend that reference should be made to the need for mitigation for any residential development in line with policy 22 of the Local Plan to policies H1, H4, H5 and H7 (please see section 3 of the screening report for more information).

The Environment Agency have highlighted that a small part of the site allocation is classified as an 'historic landfill' and that further work to ensure that any risk of contamination is fully understood and mitigated will be needed to inform any subsequent planning application. This was also picked up in our policy feedback.

In their response, Historic England have stated that they would prefer to see a more detailed assessment of heritage assets, in addition to the desk top review undertaken for the SEA screening. As schemes come forward through the planning process, we would expect more detailed Heritage Impact Assessments to be undertaken at that stage. These should include thorough evaluations by heritage professionals to assess potential risks to heritage assets and identify appropriate mitigation measures.

We appreciate the importance of ensuring that the Neighbourhood Plan does not pose a threat to heritage assets and trust that our conservation professionals at Cornwall Council will provide the necessary scrutiny and guidance in this regard. We will continue to work with Historic England to ensure any concerns are explored and addressed as appropriate, with the advice of our own heritage and historic environment colleagues.

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

Yours sincerely,

Gemma Hankins
Development Officer
Planning & Housing
Cornwall Council