

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

**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.

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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

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have significant environmental effects, it may require a strategic environmental assessment. The Localism Act 2011 also requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive

2.4 Figure 2 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.

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### 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	<b>Qualifying Habitats:</b> <ul style="list-style-type: none"> <li>• Atlantic Salt Meadows</li> <li>• Estuaries</li> <li>• Large Shallow inlets and bays</li> </ul>	<ul style="list-style-type: none"> <li>• Marine consents and permits</li> <li>• Invasive species</li> <li>• Water pollution</li> <li>• Public access/disturbance</li> <li>• Siltation</li> <li>• Fisheries</li> </ul>	Yes. The parish is within the zone of influence for public access/disturbance	Yes	In

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

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- 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

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.

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**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

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:

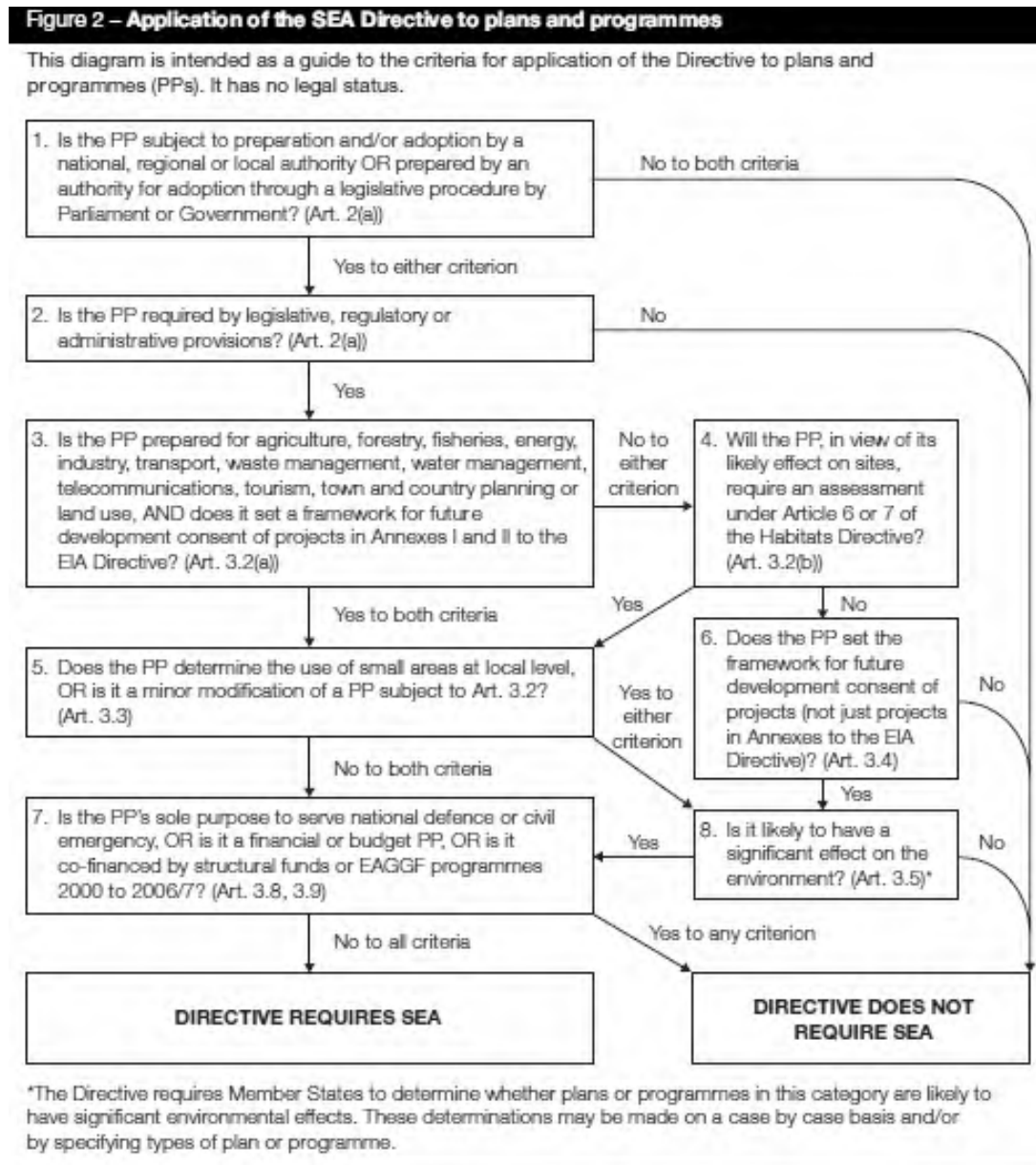
SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a) CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT
<p>1. The characteristics of plans and programmes, having regard, in particular, to</p> <ul style="list-style-type: none"> <li>- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,</li> <li>- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,</li> <li>- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,</li> <li>- environmental problems relevant to the plan or programme,</li> <li>- 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).</li> </ul> <p>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to</p> <ul style="list-style-type: none"> <li>- the probability, duration, frequency and reversibility of the effects,</li> <li>- the cumulative nature of the effects,</li> <li>- the transboundary nature of the effects,</li> <li>- the risks to human health or the environment (e.g. due to accidents),</li> <li>- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),</li> <li>- the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> <li>- special natural characteristics or cultural heritage,</li> <li>- exceeded environmental quality standards or limit values,</li> <li>- intensive land-use,</li> <li>- the effects on areas or landscapes which have a recognised national, Community or international protection status.</li> </ul> </li> </ul>

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 required<sup>1</sup>.



<sup>1</sup> Source: A Practical Guide to the Strategic Environmental Assessment Directive

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<b>Table 4.1 Establishing the Need for SEA</b>		
<b>Stage</b>	<b>Y/N</b>	<b>Reason</b>
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	<b>See Table 4.2</b>

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<b>Table 4.2 Likely significant effects on the environment</b>	
<b>SEA requirement</b>	<b>Comments</b>
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"> <li>• Fal and Helford SAC ZOI</li> <li>• Falmouth to St Austell Bay SPA within 2km</li> <li>• IRZ for Swanpool, Lower Fal and Helford Intertidal and west Cornwall Bryophytes SSSIs</li> <li>• Kennal Vale and Perran Woods County Wildlife sites</li> <li>• BAP Woodland Habitat</li> <li>• AGLV</li> <li>• WHS within village of Ponsanooth</li> <li>• 3 Scheduled monuments</li> <li>• Enys Registered Park and Garden</li> <li>• Flood Zone 3a and 3b around the River Kennel</li> <li>• Small area of the site allocation contains historic landfill</li> </ul>
5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	

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6. the probability, duration, frequency and reversibility of the effects,	<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>
7. the cumulative nature of the effects,	<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"> <li>• 1860 student bed spaces,</li> <li>• 180 space ‘park and change’ facility and additional car parking for 333 spaces</li> <li>• A new roundabout junction from the A39</li> <li>• A budget Hotel</li> <li>• A family pub/restaurant</li> <li>• A retail parade including a convenience store</li> <li>• Doctor’s surgery and day nursery</li> <li>• Business start up units and office space for university use</li> <li>• Sports and leisure facilities including squash and tennis courts, multipurpose all-weather pitch and a gym/yoga studio</li> </ul>
8. the transboundary nature of the effects,	N/A

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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.
<p>11. the value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> <li>-special natural characteristics or cultural heritage,</li> <li>- exceeded environmental quality standards or limit values,</li> <li>- intensive land-use,</li> </ul>	<p><i>Please refer to Appendix 1 for the full baseline review</i></p> <p><b>Special Areas of Conservation (SAC)</b></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 Zoi, 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><b>Special Protection Areas (SPA)</b></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 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</p>

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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.

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.

No additional adverse effects are anticipated as a result of the NDP policies.

### **Sites of Special Scientific Interest (SSSI)**

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.

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.

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.

The Lower Fal and Helford Intertidal SSSI was designated to protect the intertidal sediment and rocky shores.

The types of development covered by these IRZs are:

- **Infrastructure:** Airports, helipads and other aviation proposals.
- **Air Pollution:** Any industrial/agricultural development that could cause AIR POLLUTION (including: industrial processes, livestock & poultry units with a floorspace > 500m<sup>2</sup>, slurry lagoons

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> 750m<sup>2</sup> & 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.

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.

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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.

### **Area of Great Landscape Value (AGLV)**

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.

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.

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.

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.

### **World Heritage Site (WHS)**

Part of the Cornwall and West Devon World Heritage Site (Kennel 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.

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

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	<p>development boundaries), strategic policy and policy HA1, no additional adverse effects are anticipated as a result of the NDP policies.</p> <p><b>Scheduled monuments</b></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><b>Historic Environment Record</b></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><b>Registered Park and Garden</b></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> <p>No additional adverse effects are anticipated as a result of the NDP policies.</p> <p><b>Flooding</b></p>
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	<p>Flood Zone 3a and 3b around the River Kennel – not site allocation or development boundaries.</p> <p><b>Historic Landfill</b></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><b>Agricultural Land</b></p> <p>The site allocation is on grade 2 agricultural land</p>
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## Ponsanooth Neighbourhood Plan SEA and HRA Screening Report

### 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.