



Camelford Neighbourhood Development Plan 2018 - 2030

BASIC CONDITIONS STATEMENT

September 2019

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1. Introduction

This Basic Conditions Statement has been produced by Camelford Town Council to explain how the proposed Camelford Neighbourhood Development Plan (NDP) has been prepared in accordance with Regulation 15(1)(d) and Regulation 22(1)(e) of the Neighbourhood Planning (General) Regulations 2012, and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and County Planning Act 1990 (as amended) and the Planning and Compulsory Purchase Act 2004 (as amended) have been met.

2. Legal Framework

Regulation 15 of Part 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended) sets out the requirements for the qualifying body submitting an NDP to the local planning authority as follows:

15 (1) Where a qualifying body submits a plan proposal to the local planning authority it must include:

(a) A map or statement which identifies the area to which the proposed neighbourhood development plan relates;

(b) A consultation statement;

(c) The proposed Neighbourhood Development Plan; and

(d) A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

“Part a” is included on page [5] of this document. “Part b” is an appendix to the Neighbourhood Development Plan. “Part c” is the Neighbourhood Development Plan and “part d” is outlined in this document.

3. Statement of General Legal Compliance

This draft Plan is submitted by Camelford Town Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Camelford Neighbourhood Development Plan (NDP) Steering Group, with the support of Camelford Town Council. The whole parish of Camelford has been formally designated as a Neighbourhood Area through an application made on 11 December 2014 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Cornwall Council on 24 February 2015. A copy of the formal notice of designation is included at Appendix 2 and 3. The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning Regulations 2012 and the Neighbourhood Planning Act.

4. The Basic Conditions

Only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) as applied to neighbourhood plans by Section 38a of the Planning and Compulsory Purchase Act 2004 (as amended). The basic conditions are:

- 8(1) ***The examiner must consider the following—***
(a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
(b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,
(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
(e) such other matters as may be prescribed.
- (2) ***A draft neighbourhood development plan meets the basic conditions if—***
(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order (or the neighbourhood development plan),
(d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
(e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
(f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
(g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
- (6) *The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).*

Please note, CTC are dealing specifically with a Neighbourhood Development Plan. Thereby conditions outlined under sections b and c, which apply only to Orders are not relevant and so have been omitted. Sections 5 to 11 demonstrates how the Regulation 14 version of the NDP meets each of the relevant conditions outlined above.

5. How the Camelford Neighbourhood Development Plan Meets the Basic Conditions

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order (or neighbourhood development plan)

Throughout the preparation of the NDP and having regard as to appropriateness to make the plan, regard has been had to 'national policies and advice contained in guidance issued by the Secretary of State.' Principally this has related to the policies contained within the National Planning Policy Framework (NPPF) and the Government's National Planning Practice Guidance (NPPG), the latter of which provides guidance on the application of policies in the NPPF in response to on-going advice from Central Government and relevant case law.

The Ministry of Housing, Communities and Local Government published the revised NPPF in July 2018, with subsequent updated in February 2019. This is the first revision of the National Planning Policy Framework since 2012. It implements around 85 reforms announced previously through the Housing White Paper, the planning for the right homes in the right places consultation and the draft revised National Planning Policy Framework consultation.

6. Contribution to the Achievement of Sustainable Development

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

- An economic role – contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- An environmental role – contributing to protecting or enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. .

Camelford's NDP aims to maintain and enhance Camelford's distinct rural feel, identify and emerging vibrant community, by ensuring that appropriate development is in keeping with and of benefit to the community and its natural environment.

These aims are met by 6 key policy areas:

- Housing – to deliver local need housing for the parish, including sufficient affordable housing, to promote a sustainable community and its natural environment.
- Economy and Employment – encourage commerce and help keep business and the community sustainable.
- Transport & Infrastructure – Ensure that infrastructure in the parish is improved and taken into account with any development; ensure that developments provide convenient, accessible and appropriate cycle and pedestrian routes. Support given for proposed bypass to relieve congestion and subsequent air pollution in the town.
- Community Facilities/Amenities – Promote a healthy community by sustaining and improving recreation and open spaces valued by the community, and by promoting the development of local services and community facilities. Encourage the appropriate provision of health and social wellbeing facilities for the parish.
- Landscape and Green spaces – Protect the rural character of Camelford and its public views towards the countryside and towards Rough Tor, together with protecting and retaining existing trees and hedgerows within the Parish to increase biodiversity.
- Renewable Energy – Encourage renewable energy systems to be incorporated in the build, so not to detract from the landscape character or historic environment.

This NDP promotes sustainable development as detailed below:

7. Economic Role

The NDP supports the local economy through the building of new housing appropriate to local need, improving the infrastructure, supporting and encouraging local business and encouraging new business development by way of areas of region of search, whilst protecting the environment and rural character of the area.

Policy 1 – “Housing” identifies region of search where exception site development of at least 50% affordable housing will be supported outside the Development Boundary.

Policy 2 – “Economy & Employment” seeks to support the vitality and viability of Camelford’s Town Centre and maintain and enhance local business and commercial diversity.

Policy 3 - “Transport & Infrastructure” seeks to improve the safety in the town and provide easy access by all modes, to employment opportunities that help reduce local unemployment level.

8. A Social Role

Camelford’s NDP supports and encourages social integration by supporting protecting and enhancing community facilities, amenities and recreation areas for the wellbeing of the community.

Policy 4 – “Community Facilities/Amenities” seeks to encourage the provision of new or enhanced facilities and protect and enhance community facilities such as Camelford Hall and the Leisure Centre.

Policy 5 – “Landscape and Green Spaces” seeks to protect and enhance green spaces and recreational areas for Camelford’s residents and visitors.

9. An Environmental Role

The NDP seeks to preserve the local landscape and environment by protecting areas important to the community (Enfield Park, OCM Skatepark etc) and ensure that development is designed to ensure that the built environment respects the existing character of the Town. The plan encourages walking and cycling where possible and improve accessibility in and around the town.

Policy 1d – “Housing development and design” seeks to ensure developments are properly integrated and connected to the surrounding landscape and town including footpaths and cycle paths. This policy also encourages new developments to be visually well-integrated with nearby structures in terms of form, scale and building details, local features, materials, finishes and colour, siting, landscaping and characteristic patterns of settlement and do not prejudice important public views.

Policy 3d – “Accessibility and Connectivity” seeks to encourage proposals to include secure cycle racks/parking within new developments and within the Town Centre.

Policy 6 “Renewable Energy” seeks to encourage renewable energy systems to be incorporated into the build where possible, using energy efficient design and not detract from the character and landscape character.

10. Achieving Sustainability

The NDP contributes to the achievement of sustainable development by:

- Planning positively for local need and affordable housing growth required to meet local housing needs up to 2030;
- Planning for good development design and the creation of safe and connected places;

- Protecting and enhancing the natural, built and historic environment of Camelford Parish.
- Ensuring that infrastructure requirements are identified.

11. **Table 1 – Achieving Sustainable Development**

The table below indicates how each of the policies in the Plan help to achieve sustainable development.

Policy	Economic Implications	Social Implications	Environmental Implications
Policy 1b – Affordable homes	Defines the settlement boundary. Regions of search defined where exception site development to meet local housing need.	Seeks to identify local need.	Looks to protect the landscape by encouraging future development in appropriate areas (region of search).
Policy 1c – Heritage Impact on new Housing		Seeks to ensure minimum or no impact on heritage sites/assets	
Policy 1d – Housing Development & Design		Considers the need to ensure community safety and cohesion.	Looks to ensure new developments are well connected to footpaths and cycle paths. New developments to be visually well-integrated and ensure that design and style fits in with area, landscape and historical setting.
Policy 1e – Primary Residence		To avoid detrimental affect on the community and vibrancy of the Town as a result of second homes/holiday homes.	

Policy	Economic Implications	Social Implications	Environmental Implications
Policy 2 – Economy & Employment	Seeks to support the vitality and viability of the Town Centre and maintain and enhance retail/business offer. Maximise tourism opportunities.	Convenience of valued services and businesses within the parish and new job opportunities.	Potentially reducing carbon emissions.
Policy 3 – Transport & Infrastructure	Seeks to improve digital connectivity. Seeks to improve highways	Seeks to improve safety in the town and provide improved accessibility in and around town.	Improvement in air quality by reducing congestion. Provision for safe footpaths and cycles links around the town to encourage cycling and pedestrian use reducing carbon emissions.
Policy 4 – Community & Amenities		Looks to protect and enhance community recreational facilities and community amenities for the social interaction, health and wellbeing of the community.	Protects local character.
Policy 5 – Landscape & Green Spaces		Open spaces enhances the health and social wellbeing of the community for	Seeks to safeguard and further enhance where possible all open and green spaces in the parish. Protection for valued landscapes and local spaces.
Policy 6 – Renewable Energy	Potentially lower energy costs		Reduction in carbon pollution with minimal impact on the landscape character.

Turning to the sections of the February 2019 NPPF for delivering sustainable development as listed below, we have taken each policy in turn and highlighted the relevant sections applicable to each of the NDP policies and how the policy has had appropriate regard to their policy direction.

- Section 1. Introduction
- Section 2. Achieving sustainable development
- Section 3. Plan-making
- Section 4. Decision-making
- Section 5. Delivering a sufficient supply of homes
- Section 6. Building a strong, competitive economy
- Section 7. Ensuring the vitality of town centres
- Section 8. Promoting healthy and safe communities
- Section 9. Promoting sustainable transport
- Section 10. Supporting high quality communications
- Section 11. Making effective use of land
- Section 12. Achieving well-designed places
- Section 13. Protecting Green Belt land
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment
- Section 16. Conserving and enhancing the historic environment

12. Table 2 – Having regard to National Policy and Advice

NDP Policy	Regard to NPPF and NPPG	Explanation of how the policy has regard to the National Policy and Guidance
Housing Policies (1A- 1E)	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes (paragraphs 59-79) • Achieving well-designed places (paragraph 58 and 124-132) • Promoting sustainable transport (paragraphs 29-41) • Requiring good design (paragraphs 56-68) • The National Planning Policy Framework Glossary – rural exception sites • Conserving and enhancing the historic environment (paragraphs 126-141) 	<p>The intention of Policy 1D is to direct housing to sustainable locations whilst acknowledging the rural location of the Parish. In addition, distinguish locations (region of search) which are suitable as rural exception sites in accordance with paragraphs 34, 49, 50, 54 and 55 of the NPPF. Furthermore, Policy 1B makes it clear that exception sites should specifically be built to the needs of the Parish (i.e. affordable housing) and must prove there is local need.</p> <p>Policy 1B seeks to meet the needs of the local community in terms of affordable, adaptable and high quality housing.</p> <p>Policy 1D seeks to safeguard against over-development within areas of the Development Boundary that have already seen large developments.</p>

NDP Policy	Regard to NPPF and NPPG	Explanation of how the policy has regard to the National Policy and Guidance
		<p>Policy 1D supports NPPF's objective to achieve excellent in design, especially design that will help establish a "strong sense of place" and create attractive, safe and comfortable places to live, work and visit.</p> <p>Policy 1D seeks to ensure that all new developments provide new or connecting footpaths and cycle paths into the town to access key services such as schools, health provision and local shops.</p> <p>Policy 1E seeks to avoid a detrimental effect on the community and the vibrancy of the Town as a result of large number of second homes/holiday homes, primary residence condition on all new developments.</p> <p>Policy 1C seeks to ensure that all development should have regard to the duty to preserve or enhance the special character areas within the Parish, and development must not impact on heritage assets of Camelford. Further, conversion or development of heritage assets will only be supported where it will secure the future of that heritage/historic asset.</p>
Economy and Employment Policies (2A and 2B)	<ul style="list-style-type: none"> • Building a strong and competitive economy (paragraphs 80-84) • Promoting sustainable transport (paragraphs 29-41) • Supporting a prosperous rural economy (paragraph 28) • Promoting healthy communities (paragraphs 69-78) 	<p>A key theme of the Camelford NDP is to support and strengthen the local employment base and attract businesses to Camelford with the long term vision of providing a variety of new employment opportunities to meet local needs and to support the local economy.</p> <p>Policy 2A seeks to ensure that new employment uses are well-designed, increase opportunities for local people, reduce the need to travel and are accessible.</p> <p>Policy 2A seeks to protect current employment sites including the Highfield Industrial Estate and Tregath. Key to building a strong and competitive economy is the need for a bypass (Policy 3A). This would</p>

NDP Policy	Regard to NPPF and NPPG	Explanation of how the policy has regard to the National Policy and Guidance
		<p>improve accessibility in and around the town centre, provide easy access by all modes, to employment opportunities that help reduce local unemployment level.</p> <p>The continued health of the town centre is a key concern in the context of changing retail attitudes and shopping habits as well as pressure for out of town shopping growth. A theme of economy in the plan is therefore to retain the image and attractiveness of the town centre as a whole, improving accessibility and enhancing existing buildings and spaces and by creating new, high quality buildings, streets and space to secure its long term viability and vibrancy.</p> <p>Policy 2B seeks to support the vitality and viability of Camelford's town centre and maintain and enhance good and appropriate range of shops, services and community facilities. It also seeks to mitigate the loss of business premises used for A1, A2, A3, A4 and A5 uses, which is key to ensuring a vibrant shopping centre for locals and tourists.</p> <p>Policy 3B seeks to improve the air quality in Camelford, ensuring that new developments do not have a negative impact on air quality.</p> <p>Proposals to enhance and improve footpath and cycle path connections in and around Camelford are also encouraged, to promote healthy communities.</p>
Transport and Infrastructure Policies (3A to 3E)	<ul style="list-style-type: none"> Promoting sustainable transport (paragraphs 29-41) Requiring good design (paragraphs 56-68) Promoting healthy and safe communities (paragraphs 91-101) 	<p>Improving movement around the plan area is a key theme of the NDP with the long-term aspiration of improving movement by all modes including walking, cycling, public transport as well as the private car.</p> <p>NPPF states that transport systems need to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. The following specific policies of the NDP seek to address these issues:</p>

NDP Policy	Regard to NPPF and NPPG	Explanation of how the policy has regard to the National Policy and Guidance
		<p>Policy 3E states that all new residential development should be designed to integrate well into the existing community and must provide good pedestrian and cycle routes. Site layouts must be designed to provide safe routes to schools and other local amenities, including the town centre.</p> <p>Policy 3A seeks to improve the safety in the town and on its approaches for all those using the highways.</p> <p>Policy 3A also seeks to support proposals for a bypass to relieve congestion and subsequent air pollution in the town.</p> <p>Policy 3E seeks to ensure that Camelford's educational offer is protected and enhanced. Proposals to develop new Health and Wellbeing facilities are supported.</p> <p>Policy 3E also supports proposals to provide access to super-fast broadband services or any subsequent replacement technology and improvements to the mobile telecommunications network.</p>
Community Facilities and Amenities Policy 4	<ul style="list-style-type: none"> Promoting healthy and safe communities (paragraphs 91-101) Supporting a prosperous rural economy (paragraph 28) 	<p>NPPF highlights the important role planning can play in facilitating social interaction and creating healthy and inclusive communities. It suggests that authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Production of the NDP has involved extensive consultation and engagement with the local community as detailed in the accompanying consultation statement, including specific targeting of, for example, young people and the elderly.</p> <p>Acknowledging the rural location of the Parish, Policy 4 seeks to enable the Parish to meet the needs of its population by avoiding the loss of existing facilities, including education, health and community facilities. In particular, it seeks to protect and enhance</p>

NDP Policy	Regard to NPPF and NPPG	Explanation of how the policy has regard to the National Policy and Guidance
		<p>such facilities such as Camelford Hall and the Leisure Centre.</p> <p>Further, the NDP requires that new development provides or makes a contribution to the provision of social infrastructure, e.g. high quality play areas, community allotments or provision for local community groups (i.e. scouts, cubs, brownies etc.)</p>
Landscape and Green Spaces Policy 5	<ul style="list-style-type: none"> • Conserving and enhancing the historic environment (paragraphs 126-141) • Conserving and enhancing the natural environment (paragraphs 170-183) • Promoting healthy and safe communities (paragraphs 91-101) • Promoting healthy communities (paragraphs 69-78) 	<p>Policy 5 seeks to protect the rural character of Camelford and its public views towards the countryside and towards Roughtor (an Areas of Outstanding Natural Beauty). It also seeks to protect the existing tree cover and encourage the planting of additional native trees. It also seeks to protect hedgerows within the Parish to increase biodiversity.</p> <p>Policy 5A identifies 8 green spaces within the Parish which will be protected.</p> <p>As Camelford is near to the Dark Skies Designation for Bodmin Moor, proposals are in place through Policy 5B to protect the night sky.</p> <p>Policy 5A seeks to provide Camelford residents and visitors with high quality play areas and recreation areas. It identifies 5 recreational areas that are protected.</p> <p>The objective of these policies is to support social interaction that creates healthy, inclusive communities as referred to under paragraph 69 of the NPPF. Safeguarding green spaces and recreational spaces accords with paragraph 70 of the NPPF.</p>
Renewable Energy Policy 6	<ul style="list-style-type: none"> • Promoting sustainable transport (paragraphs 29-41) • Requiring good design (paragraphs 56-68) 	<p>Local Authorities are encouraged to adopt proactive strategies to mitigate and adapt to climate change, taking into account flood risk. Para 95 of the NPPF states that in order to support the move to a low carbon future, LPA's should plan for new development in location and ways which reduce greenhouse</p>

NDP Policy	Regard to NPPF and NPPG	Explanation of how the policy has regard to the National Policy and Guidance
	<ul style="list-style-type: none"> Meeting the challenge of climate change, flooding and coastal change (paragraphs 148-169) 	<p>gas emissions. Actively support energy efficiency improvements to existing buildings and set local requirements for sustainable buildings that is consistent with the Government's zero carbon policy and adopt nationally described standards.</p> <p>Policy criteria will help to provide for sustainable opportunities and provide the opportunity to reduce vehicular movement and increase more sustainable forms of transport such as walking and cycling. New development is required to be of a high quality, designed to incorporate open space and link strongly to Green Infrastructure provision, all of which will contribute towards mitigating and adapting to climate change and reducing greenhouse emissions.</p> <p>Policy 3A and Policy 6 are aimed at meeting the challenges of climate change, flooding and coastal changes by setting out the criteria to be applied to ensure that development is sustainable, more energy efficient and helps to reduce the need to travel</p>

Note: A number of the sections in the NPPF are not applicable to the NDP area or do not have a directly relevant policy within the document as the relevant planning policy considerations are already considered to be adequately managed through policies in the NPPF and/or the adopted Cornwall Local Plan

4(d) The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development

From its starting point, the NDP has been prepared with a clear understanding of the requirement for achieving sustainable development as outlined in paragraphs 7-14 of the NPPF.

Table 2 on the proceeding pages demonstrates how the NDP has had regard to the policies in the NPPF which deliver sustainable development. In addition, Table 3 on the subsequent pages outlines how the NDP demonstrates conformity with the Cornwall Local Plan.

The NDP as a result clearly contributes to achieving sustainable development by seeking to protect or enhance what is valuable to the community whilst allowing for development that contributes to supporting a strong, vibrant and healthy Parish and building a strong, responsive and competitive rural economy.

Thereby the NDP policies seek to achieve sustainable development by seeking jointly and simultaneously the three mutually dependent roles of sustainable development – economic, social and environmental – and the interplay between them.

4(e) The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

The single development plan for the area is the Cornwall Local Plan (CLP). The CLP was adopted by Cornwall Council on 22 November 2016.

13. Table 3 – Having regard to the CLP

Table 3 below provides a summary of how each of the NDP policies align with the applicable policies in the CLP to demonstrate the “general conformity” of the NDP with the strategic policies for the area, being those in the CLP.

NDP Policy	Regard to CLP	Explanation of how the policy has regard to the CLP
Housing Policies 1A to 1E Development Boundary, Affordable Homes, Heritage Impact on new housing, Housing Development and Design. Primary Residence.	Policy 1 – Presumption in favour of sustainable development Policy 2 – Spatial strategy Policy 2a – Key targets Policy 3 – Role and function of places Policy 6 – Housing mix Policy 8 – Affordable housing Policy 9 – Rural exception schemes Policy 13 – Design Policy 14 – Development standards	Policy 1A is a housing development policy that provides a development boundary for Camelford demonstrating where housing will be supported in principle, through region of search, to ensure that that Camelford’s identified affordable housing needs are met in line with Policy 2, 3, 8 and 9 of the CLP. Policy 1E seeks to limit new and replacement housing from being used for second homes and thus providing full time occupancy in line with Policy 2A of the CLP which requires that <i>“the local Plan will provide homes in a proportionate manner where they can best meet need and sustain the role and function of local communities and that of their catchment”</i> . Policy 1D aligns with Policy 2 of the CLP regarding replacement housing by encouraging the conversion of suitable unused buildings into residential housing within the Development Boundary. This policy also aligns to Policy 13 and 14 of the

NDP Policy	Regard to CLP	Explanation of how the policy has regard to the CLP
		CLP -Point 13 stating that new developments conform to Section “ “Building Design” of the Cornwall Design Guide, which encourages developments that deliver creative and high quality standards of design. It also aligns to Policy 14 of the CLP to <i>“maintain and respect the special character of Cornwall, recognizing that all urban and rural landscapes, designated and undesignated, are important by ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location; Considering the impact of development upon biodiversity, historic and recreational value of Cornwall;</i>
Housing Policy 1D Housing Development and Design	Policy 27 – Transport and accessibility	Policy 1D seeks to ensure that all new developments are properly integrated and connected to the surrounding landscape and town, including footpaths and cycle paths.
Housing Policy 1C – Heritage Impact on new housing	Policy 24 – Historic environment	Policy 1C seeks to ensure that development has regard to the duty to preserve or enhance the special character areas within the Parish, and not impact on heritage assets of Camelford. Policy 24 supports development proposals that <i>“sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.”</i>
Policy 1D Housing Development and Design	Policy 23 – Natural environment Policy 25 – Green infrastructure	Policy 1D seeks to protect the existing trees, Cornish hedges to protect landscape character and mitigate for any environmental impact. Further, development of 2 or more houses will be required to have a bee brick built in as well as bat and bird boxes. Point 10a, b and c of the NDP aligns with Policy 23.1 Natural Environment which outlines that <i>“development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall’s natural environment and assets according to their international, national and local significance”</i> .
Policy 2A – Design of Potential Land for Employment Use	Policy 3 - Role and function of places Policy 4 – Shopping, services and community facilities Policy 5 – Jobs and skills Policy 16 – Health and wellbeing Policy 23 – Natural environment	Policy 2A seeks to ensure that development does not negatively impact on the landscape and existing built form of Camelford. Policy 2B seeks to protect employment sites and enhance the commercial diversity Camelford has to offer. Proposals which support the

NDP Policy	Regard to CLP	Explanation of how the policy has regard to the CLP
	Policy 27 – Transport and infrastructure	vitality and attractiveness of the Town Centre as a community hub, shopping centre or visitor destination will therefore be supported.
Policy 3A – Support for a bypass Policy 3B – Air quality	Policy 27 – Transport and infrastructure Policy 16 – Health and Wellbeing	Policy 3A seeks to improve the safety and accessibility in and around the town centre and enhance the urban environment. The bypass will address congestion issues which damage health and the built environment. Proposals to enhance and improve footpath and cycle path connections around Camelford are supported.
Policy 3D – Accessibility and Connectivity Policy 3E – Education and Health	Policy 27 – Transport and Infrastructure Policy 16 – Health and Wellbeing Policy 13 – Design Policy 14 – Development standards	Policy 3D seeks to reduce congestion, encourage site layouts that provide safe routes to schools and other amenities and encourage proposals to extend, improve or develop new or existing foot or cycle paths through the town.
Policy 4 – Community and Amenities	Policy 4 – Shopping, services and community facilities Policy 16 – Health and Wellbeing	Policy 4 seeks to protect existing community assets and encourage development which allows for educational, health and wellbeing provision to grow in line with projected demographic data. This approach aligns with Policy 4 of the CLP <i>“Community facilities and village shops, should, wherever possible, be retained and new ones supported: Loss of provision will only be acceptable where the proposal shows:</i> <i>a no need for the facility or service;</i> <i>b it is not viable; or</i> <i>c adequate facilities or services exist, or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.”</i>
Policy 5 – Landscape and Green Spaces	Policy 23 – Natural environment Policy 25 – Green infrastructure	This policy seeks to safeguard and maintain key green spaces and recreational areas within Camelford in accordance with Policy 25 of the CLP with specific regard to <i>“providing accessible and good quality open space”</i> and <i>“providing clear arrangements for the long-term maintenance and/or enhancement of the green infrastructure assets.”</i>
Policy 6 – Renewable Energy	Policy 14 – Renewable and low carbon energy Policy 15 – Safeguarding renewable energy	Policy 6 of the NDP sets out to support appropriate energy/carbon reduction and energy production technologies that are of a scale and design that do not erode the character of the landscape of Camelford parish. It seeks to ensure that all new housing is as energy efficient as possible, and well connected to the town centre and facilities, in order to reduce the carbon footprint.

4(f) The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with EU obligations

In this regard, the National Planning Practice Guidance explains that there are four directives that may be of particular relevance to neighbourhood planning:

- *Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environment Assessment (SEA) Directive).*
- *Directive 2011/92/EC on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive).*
- *Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively).*

In the case of *Directive 2001/42/EC* a screening opinion was obtained from Cornwall Council in terms of the need for Strategic Environmental Assessment (SEA) whereby it was concluded that a SEA was not required. See decision letter at Appendix B.

With regard to *Directive 2001/92/EU* the NDP does not in itself propose any projects that are likely to have significant environmental effects. Compliance with this directive is more relevant to Neighbourhood Development Orders.

Turning to *Directive 92/43/EEC* and *Directive 2009/147/EC* these seek to protect and improve Europe's most important habitats and species. As part of the screening request for the SEA a Habitat Regulation Assessment Screening request was also submitted and it was concluded that an HRA was not required. Thereby it has been concluded that the NDP is compatible with the above directives.

CTC additionally wish to confirm that the policies in the plan accord with EU Human Rights obligations, for example the policies in the plan are equal to all individuals, and all residents in the Parish have a right to a "fair hearing" through an effective and proportionate consultation process to reach out to different groups potentially affected. Consultation responses have been taken into account in a satisfactory manner during the processing of the plan.

4(g) Prescribed conditions are met in relation to the Order (or neighbourhood plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan)

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out a further basic condition for a Neighbourhood Development Plan in addition to those set out in the primary legislation. Being that:

- 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) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans).

Through the submission of the screening request for the SEA and the HRA it has been established that the NDP is not likely to have a significant effect on a European site or a European offshore marine site (See Appendices C and D).

Compatibility with EU Regulations

The Camelford NDP Steering Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations Assessment on 13 December 2018. Natural England, the Environment Agency and Historic England were consulted as part of the screening process.

The making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(3). The Neighbourhood Plan meets the new basic condition. The NDP was screened by Cornwall Council and concluded that there will be no impact on European Sites. A letter confirming this was sent on 7 March 2019.

The screening opinion concluded a Strategic Environmental Assessment is not required. A copy of the screening opinion and screening letter is included at Appendices 3 and 4.

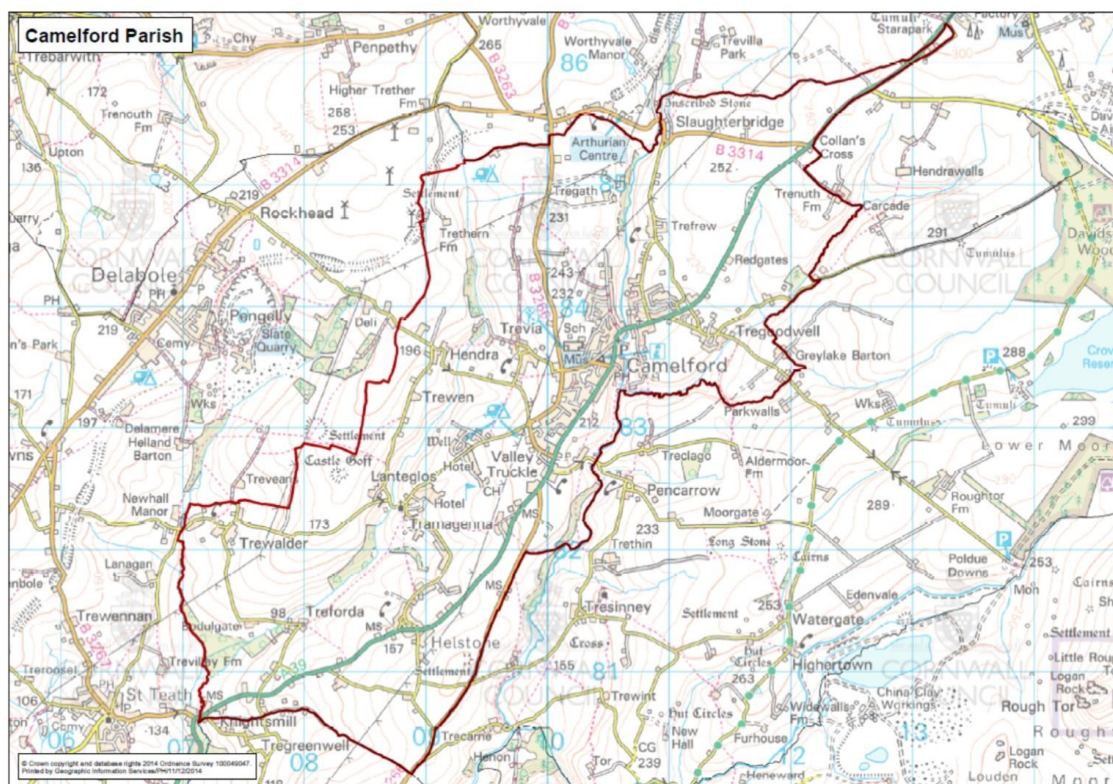
14. Conclusion

It is considered that the Basic Conditions as set out in Schedule 4B to the Town and County Planning Act 1990 (as amended) have been met by the Camelford Neighbourhood Development Plan. It is therefore respectfully suggested to the Examiner that the Camelford Neighbourhood Development Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act and should proceed to Referendum.

LIST OF APPENDICES

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| Appendix 1 | Parish of Camelford |
| Appendix 2 | Cornwall Council Designation Letter |
| Appendix 3 | Decision letter from Cornwall Council in response to the screening request to determine if the Plan requires a SEA or HRA. |
| Appendix 4 | HRA/SEA Report |

15. APPENDIX 1 - MAP OF CAMELFORD PARISH



16. APPENDIX 2 - CAMELFORD NEIGHBOURHOOD PLAN CONFIRMATION OF DESIGNATION

Cornwall Council

Dolcoath Avenue Camborne Cornwall TR14 8SX

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Application number: PA14/00021/NDP

Applicant:

Mr Lee Dunkley
Camelford Town Council
6 Market Place
Camelford
Cornwall
PL32 9PB

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

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 11th December 2014 and accompanying plan(s):

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

Relevant Body: Camelford Town Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.



DATED: 24 February 2015

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

17. APPENDIX 3 – SEA/HRA Screening Opinion



Amanda Lash
Deputy Clerk
Camelford Town Council
admin@camelford-tc.gov.uk

by email

7 March 2019

Dear Amanda,

Camelford Neighbourhood Development Plan – SEA and HRA Screening

As requested I have screened the Camelford Parish Neighbourhood Development Plan (NDP) 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 report for the NDP 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 and location of development proposed in the draft plan, and the potential for 'in combination' impacts on water quality of the River Camel SAC, an Appropriate Assessment has been carried out. This concludes that there are controls in place, regulated and confirmed by the Environment Agency and South West Water and it is therefore possible to conclude that, in combination with the Local Plan Policy, there will be no impact on the integrity of the European site. Cornwall Council is of the opinion that the Camelford Parish NDP, which determines the use of a small area at local level, is unlikely to have significant effects on the environment and that SEA is therefore not required.

If significant changes or additions are made to your plan I would advise you to have it rescreened.

Yours sincerely,

Sarah Furley
Group Leader
Neighbourhood Plans Tel: 01872 224294

**Camelford Parish Draft NDP (November 2018
version with updated development boundary)**

**Strategic Environmental Assessment (SEA)
& Habitats Regulations Assessment (HRA)
Screening Report**

February 2019

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3.	Criteria for Assessing the Effects of the Neighbourhood Plan	5
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1. Introduction

- 1.1 This screening report is designed to determine whether or not the contents of the Camelford Draft Neighbourhood Development Plan (the NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also considers whether Habitats Regulations Assessment is required under Article 6 or 7 of the Habitats Directive.
- 1.2 The purpose of the Camelford Parish NDP is to guide development within the parish. The vision of the parish is for: 'sustainable growth that benefits the whole community, including economic, social and environmental protection for future generations of Camelford.' (p13). The NDP sets out that the Local Plan housing target is likely to be met early on in the NDP period and consequently does not plan for larger scale growth. There are objectives concerning the economy, delivery of housing, heritage assets, facilities and infrastructure, landscape and biodiversity, the town centre, tourism, health and wellbeing and community involvement (p13). 16 planning policies are proposed in total. A development boundary is proposed for the town under NDP Policy 1A. There are no specific site allocations proposed but a region of search is identified for Rural Exception Sites, outside of the development boundary (NDP Policy 1B).
- 1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the Draft NDP and the need for a full SEA or HRA.

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).
- 2.2 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.

- 2.3 However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to SA by legislation (although it is advisable to carry out some form of SA.) Neighbourhood Plans are produced under the Localism Act 2011. The Localism Act requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive and unless they choose to complete a full SA plans will need to be screened for SEA separately.
- 2.4 National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a SEA. Potential triggers may be:
- a neighbourhood plan allocates sites for development;
 - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
 - the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.
- 2.5 Habitats Regulations 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).
- 2.6 This report therefore includes screening for SEA and HRA and uses the SEA criteria and the European Site Citations and Conservation Objectives/Site Improvement Plans to establish whether a full assessment is needed.

3. Criteria for Assessing the Effects of the Neighbourhood Plan

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

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

CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

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

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

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

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,

- the effects on areas or landscapes which have a recognised national, Community or international protection status.

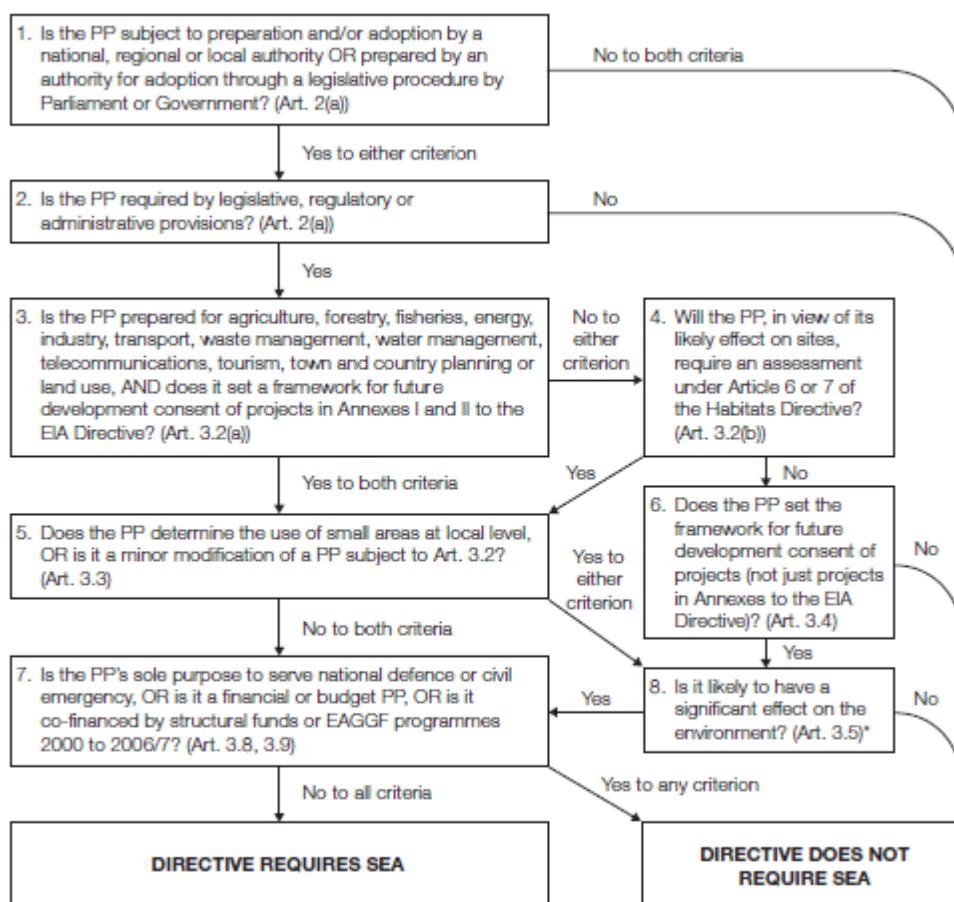
Source: Annex II of SEA Directive 2001/42/EC

4. Assessment

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

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

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



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

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

4.2 HRA screening: Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites? The table 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/ habitats	Conservation Objectives	Pathways of impact	LSE	Screen in or out?
River Camel SAC	Alluvial forests and alder woodland on floodplains. European dry heaths. Old sessile oak woods and western acidic oak woodland. Atlantic Salmon Bullhead Otter	River Camel SAC	Water Quality & Drainage	potential	IN

Appropriate Assessment

The River Camel SAC runs through and adjacent to the existing built up area of Camelford and the proposed Development Boundary.

The Development Boundary has been revised to exclude areas of undeveloped land east of the A39 which do not already have planning consent. The area of land formerly included in the development boundary at Valley Truckle has been excluded. The quantum of development proposed by the NDP overall is within the level of growth envisaged by the Cornwall Local Plan (CLP).

Within the HRA of the Cornwall Local Plan (URS 2014) the River Camel SAC was identified as being at risk from increased development with several STWs potentially contributing to adverse effects on the SAC through phosphorus discharges (Delabole STW, Camelford STW, Bodmin (Scarlett's Wells) STW, Nanstallon STW, St. Mabyn STW and St. Teath STW).

The River Camel SAC qualifying features bullhead and salmon are particularly vulnerable to increases in phosphate levels which can arise in the final effluent which is discharged from STWs to water courses. Therefore, an increase in phosphorus and point source pollution incidents could result in adverse impacts on these two qualifying features of the SAC.

South West Water undertook a programme of phosphorus stripping at Camelford, Delabole and Bodmin (Scarlett's Well) STW (Thorne et al., 2008) to reduce phosphorus levels in the River Camel. The Site Improvement Plan (2014) states that within the main River Camel the phosphorus target of 40 µg/l has been met apart from an exceedance for a short distance below St Breward STW. Both the Water Framework Directive phosphorus target (50µg/l) and the SAC phosphorus target (40µg/l) are currently exceeded downstream of Nanstallon STW. The most recent Environment Agency model (2014) for the River Allen which forms part of the River Camel SAC predicts that concentrations of orthophosphate are significantly elevated downstream of St Mabyn, St Teath and Delabole STWs, contributing to breaches of the phosphorus target set out in the conservation objectives for the SAC.

The CLP aims to provide an additional 1000 homes in the Camelford area, and over 3000 in the catchment of the River Camel. This will increase the sewage loading in particular to STWs at Camelford, Bodmin (Scarlett's Wells) and Delabole.

In the HRA for the Cornwall Local Plan it is stated that "Unless it can be confirmed that the proposed levels of development can be accommodated within the existing consents at these STW's then it would not be possible to confirm that no adverse effects on the integrity of the SAC would result from development". Within the Cornwall Local Plan, the Community Network Area (CNA) PP12 – Camelford policy states that appropriate wastewater treatment infrastructure will be required prior to delivery of development, in order that there will be no associated deterioration in water quality. Development beyond the current permitted flow may require a variation to the permit and improvements to existing infrastructure, although this is likely to depend upon further survey work and an assessment of impact on water quality within the River Camel.

The potential for phosphate impacts on the River Camel SAC is a key issue and has been identified in the Site Improvement Plan (SIP; NE, 2014). Whilst the EA issues a Discharge Consent limit to SWW's Camelford STW of 1 mg/l, which is soon to be reduced to 0.8 mg/l, Natural England has, for the purposes of HRA, set a much lower 'Near Natural' level for the SAC of 0.01mg/l.

The scale of development supported by the development boundary policy of the NDP does not exceed the levels of development proposed by the Cornwall Local plan. In the extant planning permissions that the development boundary includes, SWW confirmed in their Load Assessment

submitted to the Council, that the proposed developments are within the capacity of SWW's infrastructure and that any additional input is well within treatment parameters. A neighbourhood plan cannot repeat an extant planning permission.

Further to this, the EA has confirmed that the STW meets its current discharge consent of 1 mg/l and consistently over-performs to a level of 0.5 mg/l, with a source apportionment of 7%. On this basis a more stringent 0.8mg/l level, due to be implemented shortly, will readily be met by the STW. The EA has also undertaken additional modelling for a range of potential P input scenarios for additional growth in line with the Local Plan; this modelling has provided support for the inclusion of additional P stripping from Camelford STW within PR 19 WINEP3. PR19 is the planning and expenditure process between the water industry and the regulator, OFWAT. This Periodic Review (PR) mechanism is the only way that SWW can make investments for alterations to operational infrastructure

This inclusion of phosphate stripping at Camelford STW within PR19 is very significant as it provides a mechanism for investment by SWW and the basis for mitigation for P inputs to the Camelford STW. Importantly, this investment will potentially have benefits not only for this development, but also for planned combined building development across the suite of STWs of circa 1,000 within the wider Camelford area. As of 14th March 2018, SWW has now announced this inclusion within PR19 within their public news and publicity material.

The likely quanta of development supported by the development boundary policy of the NDP, in combination with other planned residential developments in the wider Camelford area, amounts to some 1,000 homes, although the likely growth apportionment within the immediate Camelford town area is likely to be closer to 120 new dwellings. The potential for elevated P level impacts on the Camel STW and other STWs from this level of development should be accounted for. However, the inclusion of the additional P stripping within PR19 should provide the mechanism for appropriate levels of mitigation to conclude no adverse Likely Significant Effect.

Given that SWW confirms that the developments can be accommodated at the STW within existing capacity, that the EA confirms compliance with current and planned discharge levels and that further mitigation to achieve the 0.01 mg/l target for SAC phosphate levels through PR19 are being pursued by SWW with EA support, it can be concluded that P impacts can be mitigated and an adverse Likely Significant Effect avoided.

This information was included within the HRA for the recent planning application PA17/07443. In line with the conclusions drawn on that application, Cornwall Council is of the opinion that P impacts can be mitigated and an adverse Likely Significant Effect avoided for the quantum of development proposed within the Local Plan, which the Camelford NDP does not propose to exceed.

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

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

Table 2 likely significant effects	
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 NDP sets out that the Local Plan housing target is likely to be met early on in the NDP period and consequently does not plan for larger scale growth.</p> <p>Instead, the NDPs focus regarding housing development is to provide policies to help inform the application of Local Plan Policies 3 and 9 at the local scale; including a development boundary for the town of Camelford (NDP Policy 1A) and a region of search for potential Rural Exception Sites (NDP Policy 1B).</p> <p>NDP Policy 3A sets out support for a road bypass of Camelford and identifies land to be safeguarded for delivery of this at a future date.</p> <p>NDP Policy 5A identifies spaces to be designated as Local Green Spaces.</p> <p>Outside of this, the NDP policies include measures which seek to ensure that heritage assets, the Conservation Area, important views and night skies are protected; that future development is appropriately designed; that tourism and the town centre are enhanced; and that, transport provision is improved.</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.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The NDP 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,	N/A

5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A
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Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
6. the probability, duration, frequency and reversibility of the effects,	The NDP provides doesn't provide for significant growth above the Local Plan Housing target.
7. the cumulative nature of the effects,	The plan does not seek to increase development rates above local need, or significantly above the requirements of the Cornwall Local Plan. Cumulative impacts will be phased over the plan period.
8. the transboundary nature of the effects,	The level of development planned for will not give rise to transboundary effects.
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),	Camelford Parish covers an area of approximately 1,430 hectares. The 2011 census recorded 1,405 households, with a population of around 2,950.
11. the value and vulnerability of the area likely to be affected due to: -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use,	<p>The River Camel forms a partial boundary to the east and south west of the parish and is a designated River Camel SAC.</p> <p>River Camel Valley and Tributaries SSSI https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000151&SiteName=tar&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=</p> <p>A declared Camelford Air Quality Management Area, covers the extent of the town of Camelford.</p> <p>Helstone Wood County Wildlife site https://intranet.cornwallwildlifetrust.org.uk/sites1/sheets/default.aspx?oid=336-cws</p> <p>There are areas of Floodzone 2, 3 and 3b along the River Camel.</p> <p>Camelford has a Conservation Area: https://map.cornwall.gov.uk/reports_conservation_areas/Camelford.pdf</p> <p>An extent of land within the east to the parish falls within the 2 mile Bodmin Moor International Dark Skies Buffer.</p>

	<p>There are 99 listed buildings and sites in Camelford Parish, 11 of these are Grade I listed and 1 is Grade II*: http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=5</p>
12. the effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>The NDP proposes a low level of development, the most significant being through:</p> <ul style="list-style-type: none"> • NDP Policy 1A – Camelford Development Boundary; and, • NDP Policy 1B – Community Homes. <p>Growth within the proposed development boundary of Camelford (NDP Policy 1A) The River Camel SAC and the River Camel Valley and Tributaries SSSI run through and adjacent to the existing built up area of Camelford and the proposed Development Boundary. Here consideration is given as to whether the potential for new development (i.e. not existing) could have any effects these designations.</p> <p>An area of land within the development boundary lies within the 2 mile Bodmin Moor International Dark Skies Buffer. However, the NDP at Policy 5B (External Lighting) makes efforts to ensure that developments do not adversely affect the Dark Skies designation on Bodmin Moor.</p> <p>In terms of heritage impacts, there are no heritage assets in proximity to the more significant areas of vacant land which aren't subject to planning approval.</p> <p>Growth for Community Homes at Camelford (NDP Policy 1B) The current draft policy wording seeks to identify a 'region of search'², where rural exception sites, in line with Policy 9 of Cornwall's Local Plan would be supported,</p>

² NB. Currently, the drafted policy wording doesn't set this out, as it doesn't link to the region of search set out in Map M4. However, for the purposes of carrying out the SEA/HRA Screening, we will assume that the policy wording will be bought in line to reflect the stated policy intention (i.e.to propose the region of search, in line with Map M4).

	<p>subject to proposals meeting higher level policies and the other criteria set out within the NDP. (NB. Currently, the drafted policy wording doesn't strictly set this out as it doesn't link to the region of search set out in Map M4. However, for the purposes of carrying out the SEA/HRA Screening, we will assume that the policy wording will be brought in line to reflect the stated policy intention (i.e.to introduce a the region of search)).</p> <p>The region of search is set out in Map M4 and lies to the west of Camelford. Development at this location is unlikely to have any significant effects on areas or landscapes which have a recognised national, Community or international protection status.</p> <p>NDP Policy 3A (Support for a bypass) NDP Policy 3A sets out that support will be given for proposals for an A39 Camelford bypass and proposes that land (partly identified in Figure 16) be safeguarded for a future route of this. Proposals for such a bypass on the A39 will be strategic in nature and subject to thorough SEA and HRA through that separate planning application process. The NDP policy proposal sets out to indicate support and protect a potential route from development; it doesn't propose a new route. Consequently, there is no reason to conclude that NDP Policy 3A will have any significant effects on areas or landscapes which have a recognised national, Community or international protection status.</p>
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5. Screening Outcome: SEA & HRA Screening Outcome

- 5.1 HRA screening: The assessment in section 4.2 shows that there is a potential for significant effects on a European site, the River Camel SAC, through impact on water quality. In the HRA of the Cornwall Local Plan (URS 2014) the River Camel SAC was identified as being at risk from increased development with several STWs potentially contributing to adverse effects on the SAC through phosphorus discharges (Delabole STW, Camelford STW, Bodmin (Scarlett's Wells) STW, Nanstallon STW, St. Mabyn STW and St. Teath STW). Within the Cornwall Local Plan, the Community Network Area (CNA) PP12 – Camelford policy states that appropriate wastewater treatment infrastructure will be required prior to delivery of development in order that there will be no associated deterioration in water quality.
- 5.2 An Appropriate Assessment has been carried out in section 4.2 above. Given that SWW confirms that development can be accommodated at the STW within existing capacity, that the EA confirms compliance with current and planned discharge levels and that further mitigation to achieve the 0.01 mg/l target for SAC phosphate levels through PR19 are being pursued by SWW with EA support, it is considered that P impacts can be mitigated and an adverse Likely Significant Effect avoided for the quantum of development proposed within the Local Plan, which the Camelford NDP does not propose to exceed.
- 5.3 SEA screening: Regulation 5(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 ("the SEA Regulations") provides that an environmental assessment (an SEA) must be carried out in a number of circumstances, including where the plan or programme, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (i.e. appropriate assessment by way of an HRA).
- 5.3 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 The assessment in section 4.3 does not reveal any significant effects in the environment resulting from the Camelford 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.