

Illogan Neighbourhood Development Plan

Basic Conditions Statement

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Introduction

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

This document shows how Illogan Parish Neighbourhood Plan meets the requirements of each legal test.

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

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

Statement of General legal Compliance

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

The whole parish of Illogan has been formally designated as a Neighbourhood Area through an application made on 22nd December 2014 under the Neighbourhood Planning Regulations 2012 (part2 S6) and approved by Cornwall Council on 8th September 2015. A copy of the formal notice of designation is included at **Appendix 1**.

The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning Regulations 2012 and the Neighbourhood Planning Act 2017.

The draft Plan identifies the period to which it relates as 2016 - 2030. The draft Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The draft Plan relates only to the parish of Illogan as shown on the map in **Appendix 2**. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

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

The Illogan Neighbourhood Development Plan seeks to ensure that future growth and development throughout the Parish is guided by the local community. The Parish has a rich and diverse history retaining a predominantly rural outlook and agricultural focus dating back to evidence of settlements in the 13th Century. To the North of the Parish and bounded by the Atlantic Coast is the Country Park of Tehidy, one of only four in the County. The Parish has clearly defined areas of residential development which have evolved around historic arterial routes. All of these routes link the older settlements and help shape the pattern of development that we see today. The plan seeks to retain these distinct settlement areas including the unique characteristics of design and placement that add to the rural feel of the Parish.

The strategic goals of the Illogan Neighbourhood Plan are to:

- Create a friendly place for people to live, by providing good quality housing to meet local needs, that reflects the distinct character and does not detract from the look and feel of the Parish.
- Promote the retention and development of local services and community facilities, such as GP surgeries and pharmacies, local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Ensure that transport infrastructure is adequate to support anticipated growth and to improve accesses to and from the Parish to key services.
- Preserve the unique landscape character and historic heritage of the Parish and protect it from inappropriate development.
- Protect the most important 'green assets' whilst improving and increasing the provision of open space and green links for the existing and future populations.

To meet these strategic goals, 6 key policy areas have been identified.

Homes and Development:

- Provide new housing to meet local needs, including a greater range of affordable housing for residents.
- Provide a mix of housing types to allow for the movement of residents into the Parish and to enable movement and change of residence within the Parish.
- Maintain the look and feel of the Parish by ensuring a high level of build, design and sustainability.
- Ensure that due consideration is given to the protection of gardens which are integral to the character of the area; ensure that development does not result in the loss of, or significant harm to, the ecological or landscape value of private residential gardens within the NDP area.

Facilities and Amenities

- Ensure that all services and facilities are retained and where appropriate developed to meet future need.

Transport and Traffic

- Improve transport connectivity by sustainable mode of travel by locating development within safe easy walking distance of bus stops, schools, health centres, shops and other community facilities.
- Limit the negative impact of new developments on on-street parking and road safety within the Parish.

Environment and Heritage

- Protect and enhance the green corridors between the individual settlement areas of the Parish and between the towns/Parishes of Camborne, Pool, Redruth and Portreath.
- Protect, enhance and conserve the AONB, landscape and views in around and of the Parish.
- Use land efficiently and preserve high quality productive agricultural land whilst protecting and enhancing the rich historic environment of the Parish.
- Ensure that the design and location of new development is resilient to the effects of climate change and flooding.

Leisure and Recreation

- Ensure that the 'Local Green Space' of the Parish is recognised and safeguarded against development.

Education

This plan supports the development of young people and in an ideal world would seek to ensure that there were sufficient local school places available for local children, now and in response to any potential increase in demand. However, education provision is not an area covered by development planning and there are no specific education policies contained within the Cornwall Local Plan.

This plan promotes sustainable development as detailed below.

An Economic Role

Whilst Illogan supports a number of local businesses providing a variety of services from food shopping to fast food, window cleaning, gardening etc there are only around 660 recorded jobs in the Parish compared to almost 18,000 in nearby Camborne, Pool and Redruth.

Over 2180 (83%) of the economically active residents of the Parish work elsewhere; 40% in CPR and the remainder further afield. Only 336 (13%) of residents live and work in the Parish with almost as many workers (325) commuting to Illogan Parish to work.

This statistical position was very much reflected by the lack of comment and support in developing of employment opportunities within the Parish shown by residents during all of the consultation events. Unsurprisingly, for a predominantly rural Parish, There was support for the need to protect jobs in agriculture and farming. The only planned employment development in the Parish is the strategic employment site at Tolvaddon (CPIR-E1)

A Social Role

Unsurprisingly for an ecclesiastical Parish, where historic settlements date back over a thousand years, the open aspect and 'rural feel' of the Parish contributes greatly to the enjoyment of the Parish for both residents and visitors alike.

In accordance with very clear and strong community views, this plan has developed policies to ensure that the distinctive boundaries of the individual settlement areas are protected.

Consultation as a result of this process has identified significant pressure at both ends of the property ladder; The lack of affordable housing for those attempting to gain the first rung and an above average number of residents aged over 65 indicating a future shortfall of suitable housing for this generation. Both of these concerns are specifically targeted within this plan's policies.

Policies to protect those amenities and facilities that the community have identified as essential to their wellbeing and ability to live in the Parish, such as local shopping and access to medical care are an essential deliverable. Local facilities and services underpin the sustainability of a rural Parish such as ours.

An Environmental Role

Illogan Parish has a strong, distinctive rural and working agricultural identity spanning nearly a thousand years and historic growth of the settlements has not diminished the 'rural feel' within the Parish. The area includes and is bounded by a Country Park and AONB. Policy proposals include the need to restrict any development that impinges on open countryside outside of the settlement boundaries.

Unsurprisingly for such a historic Parish with ancient settlements, there are in excess of 30 listed buildings and scheduled ancient monuments and over 200 entries in the HER for Cornwall & the Isles of Scilly. The plan has taken great care to highlight & signpost the appropriate protections afforded by the Cornwall Local Plan and in particular Policy 24, the ethos of which is fully adopted and embedded within appropriate policies.

Both the areas of AONB and Tehidy Country Park are afforded significant legislative protection over and above that which could be catered for within this process.

Owing to the small size of the Parish and its rural status, it has no strategic allocations in the Cornwall Site Allocations Development Plan Document (DPD). It has therefore been considered reasonable for the Parish to plan to deliver a pro-rata share of the CNA rural housing figure (10 homes) and a pro-rata share of the small scale windfall development of CPIR (79 homes) figures as supplied by Cornwall Council.

This plan ensures that there is policy provision to maintain the look and feel of the Parish in terms of build, design and sustainability.

Achieving Sustainability

This plan contributes to the achievement of sustainable development by:-

- Planning positively for affordable housing growth (small scale infill; rural exception sites)
- Protecting reasonable gaps between settlement boundaries.
- Planning positively for an appropriate mix of housing types.
- Planning for good quality design and respect for the character and appearance of surrounding areas.
- Positive planning for infill development.
- Provision for 'like' for 'like' community amenity provision.
- Protecting locally important open green spaces and outdoor sporting facilities.
- Protecting and enhancing the natural, built and historic environment of Illogan Parish.

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

Policy	Economic implications	Social implications	Environmental implications
PH 1a Settlement Boundaries.	Efficient & sustainable use of the existing infrastructure of the Parish.	Incrementally adding to neighbourhoods adds new energy.	Small scale infill & development avoids traumatic loss of natural habitats & open green spaces.
PH 1b Rural Exception Sites.	Ensures the people currently living and working in the parish, as well as those who aspire to, can find somewhere affordable to live & work.	Provision of affordable housing to meet local needs will greatly support community cohesion in the Parish.	Ensuring that the 'exception' status of 'settlement spread' is adhered to will protect against inefficiency & inequality of non affordable developments.
PH 1c Protected Gaps.	Focus development in existing settlements to make efficient & sustainable use of the existing infrastructure	The need to protect & respect existing gaps between established communities is an important issue for residents.	Retention of undeveloped gaps & visually important green corridors will protect loss of natural habitats & retain landscape character.

PH2 Housing Mix	Allows for the movement of residents into the Parish to fulfil local employment needs.	Provision of a mix of housing types that meets identified local needs at a variety of entry points will enhance the inclusiveness & sense of community within the Parish.	
PH 3 Design.	Good design will support & retain the overall look/feel of the Parish & encourage new residents/visitors.	Well-designed schemes that integrate into existing communities will enhance the overall character of the Parish.	Good design should always deliver sustainable measures.
PH4 Development in Existing Private gardens.	Supports efficient & sustainable use of existing infrastructure	Support local families	Prevention of over development will ensure retention of rural landscape adjacent to AONB & Country Park.
FA1 Protecting Services and Amenities		The maintenance of local services/facilities underpins the sustainability of a rural Parish such as ours.	A reduced carbon footprint to access essential services can only assist the environment.
FA2 Protecting Sporting Facilities.		Provision of safe/adequately equipped & supported spaces for physical activity instills discipline, healthy exercise habits and social cohesion within the community.	Maintain green space within communities
FA3 Surplus Community Buildings.	Many of the activity/commercial properties are current & future employment opportunities for a local workforce.	Protection of a variety of activity/commercially focussed buildings is essential to the retention and enhancement of the sense of 'community' & well being.	Reduce need to travel

TT1 Residential Parking.		Improved traffic flow, access & road safety.	
PEH1 Development Outside Settlement Boundaries.	Protect rural jobs		Protect, enhance & conserve the AONB, landscape & views in & around the Parish.
PLR1 Local Green Spaces.	Illogan remains an attractive place to live, work & visit	Afford protection to the character of the area.	Provide areas of natural habitat & nature conservation.

Having regard to national policies and guidance

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

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

General conformity with the strategic policies of the development plan for the area

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

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

Compatibility with EU Regulations

The Illogan NDP Steering Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations Assessment on 28 Feb 2018. Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion concluded that it is unlikely there will be any significant environmental effects on European Sites arising from the Illogan Parish NDP and HRA is therefore not required.

A copy of the screening opinion is included at Appendix 4.

Prescribed conditions and prescribed matters.

There are no relevant prescribed matters that this Plan needs to take into account.

Comprehensive Impact Assessment Implications

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

This NDP has been developed to be in general conformity with the Cornwall Local Plan, which was subject to Examination in Public and found to be sound. The

Cornwall Local Plan provides for objectively assessed need, to meet the needs of all groups in the community.

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

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

The Illogan Parish NDP seeks to underpin the thriving rural distinction of the area and protect the rich and diverse historical heritage. Whilst the plan is committed to fulfilling our housing obligations as outlined within the Cornwall Council's re-generation programme, the policies detailed within the plan focus on supporting small developments and changes seeking to restrict development which would harm the rural nature and heritage characteristics of the Parish. In so doing, the policies do not disadvantage any minority group or group with protected characteristics.

Conclusion

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

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

Appendix 1 – Designation of Neighbourhood Area



Cornwall Council

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Applicant:

Ms S Willsher

2 Wheel Agar Tolvaddon Energy Park Tolvaddon

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TR14 0HX

Application number: PA15/00017/NDP

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 22nd December 2014 and accompanying plan(s):

Proposal:

Relevant Body:

The designation of the Parish of Illogan as a Neighbourhood Area

Illogan Parish Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

Phil Mason DATED: 8TH September 2015 Head of Planning, Housing and Regeneration

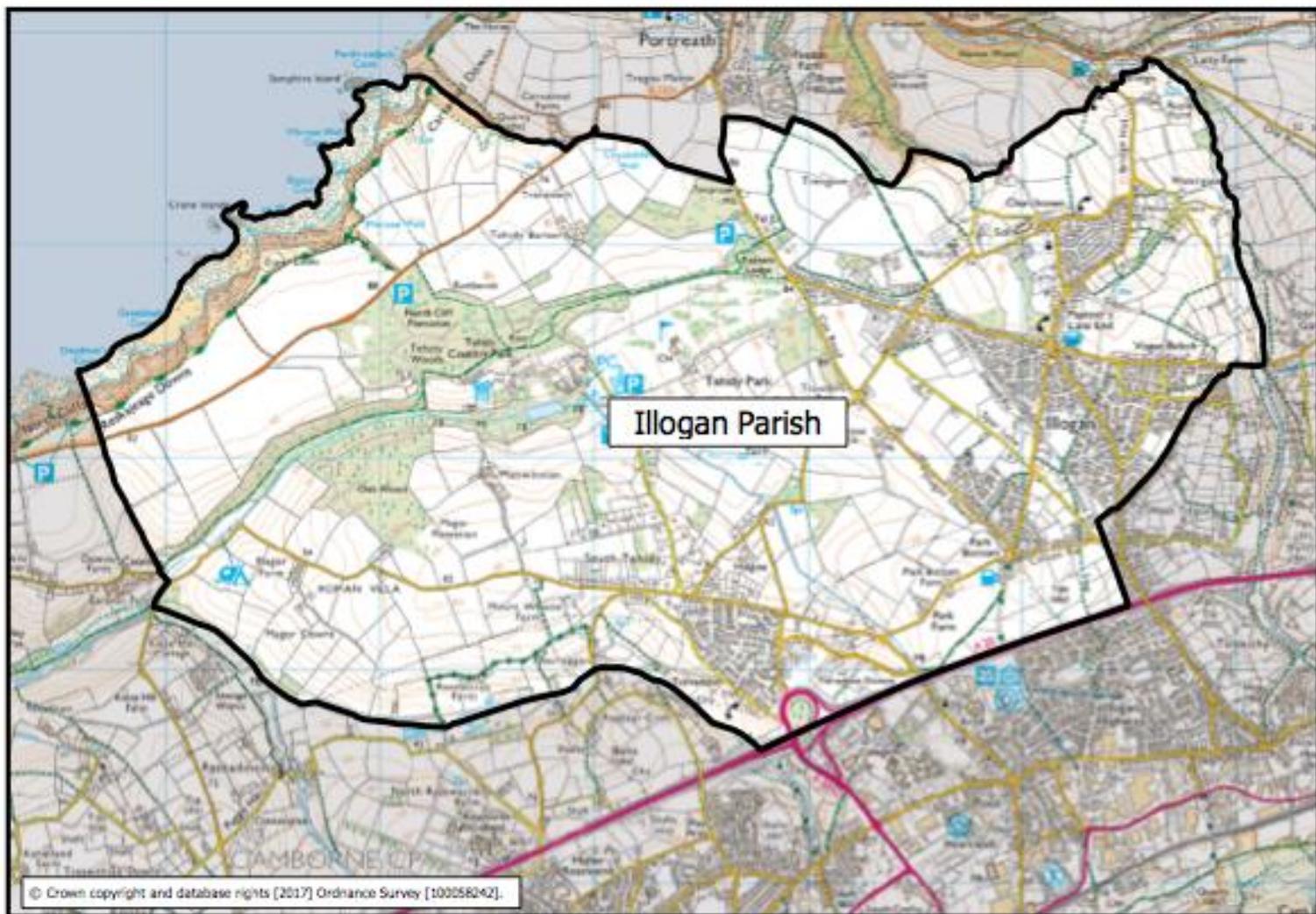
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REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

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

- The area proposed is appropriate to be designated as a Neighbourhood Area;
- The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act;
and
- No substantive objection has been made to the designation of the area under Regulation 6
It is therefore considered that the Designation of the Neighbourhood Area should be approved.

Appendix 2 – Parish Map



Appendix 3 – Policy analysis

DETAILED CONSIDERATION OF ILLOGAN NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

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

Policy	Promoting Sustainable Development				NPPF	Cornwall Local Plan
	Social	Economic	Environmental	Commentary		
PH 1a Settlement Boundaries.	+	-	+	Protects the most valued landscape.	Conserving & enhancing the natural environment.	Policy 7 allows settlements to define development boundaries. Policy 23 protects the natural environment.
PH 1b Rural Exception Sites.	+	-	+			

Policy	Promoting Sustainable Development				NPPF	Cornwall Local Plan
	Social	Economic	Environmental	Commentary		
PH 1c Protected Gaps.	+	-	+	<p>Ensuring local people can continue to live in village is key to ensuring sustainable future.</p> <p>Accessible homes for elderly gives residents more options to stay in community as they age.</p>		<p>Supports Policies 6 which requires that local evidence is used in determining housing mix & addressing imbalances.</p> <p>Supports Policies 8 & 9.</p>
PH2 Housing Mix	++	+	-			

Policy	Promoting Sustainable Development				NPPF	Cornwall Local Plan
	Social	Economic	Environmental	Commentary		
PH 3 Design.	+	+	+	Ensuring good design leads to new developments better fitting with existing build environment.	Requiring good design, promoting healthy communities & enhancing the historic environment. Conserving & enhancing the natural environment	Compliments Policy 12 Compliments Policy 13 (accessible homes). Policy 23
PH4 Development in Existing Private gardens.	+	-	-			
FA1 Protecting Services and Amenities	+	+	-	Seeks to preserve valued community services and amenities for use by the community.	Promoting healthy communities	Policy 16 health and well-being

Policy	Promoting Sustainable Development				NPPF	Cornwall Local Plan
	Social	Economic	Environmental	Commentary		
FA2 Protecting Sporting Facilities.	++	-	-	Supports development of sport/leisure facilities which benefit the local & community as a whole.	Promoting healthy communities	Policy 16 Health & Wellbeing.
FA3 Surplus Community Buildings.	++	+	-	Seeks to preserve valued community services & amenities for use by the community.	Ensuring the vitality of community/Parish Supports prosperous rural economy.	Reflects aims of Policy 4.

Policy	Promoting Sustainable Development				NPPF	Cornwall Local Plan
	Social	Economic	Environmental	Commentary		
TT1 Residential Parking.	+	-	+	Limit negative impact of new developments on traffic flow, access & road safety.	Promoting sustainable transport.	Policy 27
PEH1 Development Outside Settlement Boundaries.	+	-	+	Protects the most valued landscape	Conserving & enhancing the natural environment.	Policy 7

Policy	Promoting Sustainable Development				NPPF	Cornwall Local Plan
	Social	Economic	Environmental	Commentary		
PLR1 Local Green Spaces.	++	-	-	Protection for valued community open green spaces.	<p>Conserving & enhancing the natural environment.</p> <p>Meeting the challenge of climate change, flooding & coastal change.</p>	<p>Policy 23 Natural Environment &</p> <p>Policy 26 Flood risk management coastal change.</p>

Appendix 4 – Screening Opinion

The Illogan Parish NDP (4 February 2018 draft)

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

28 February 2017

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1. Introduction

1.1. This screening report is designed to determine whether or not the Illogan Parish neighbourhood Development Plan (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 Illogan Parish NDP is to 'Retain and enhance the parish of Illogan's unique rural settlements through appropriate development and by ensuring that existing and proposed infrastructure is reflective of the community's needs.' (Illogan NDP 'Mission' p.13)

1.3.

The NDP seeks to facilitate the delivery of approximately 89 dwellings within settlement boundaries – this is in conformity with the Cornwall Local Plan. Settlement boundaries are drawn for Illogan and Churchtown (fig 2); Park Bottom and Illogan Downs (Fig 3); and Tolvadden and South Tehidy (fig 4) - maps are on pages 10 and 11.

Sites coming forward within settlement boundaries are likely to be small scale infill and rounding off, and below the threshold for affordable housing, so there is an expectation that affordable housing will be provided through exception site development around the settlement boundaries, if local need is indicated and in accordance with Cornwall Local Plan Policy 9. However, additional policy PEH1 (p28) further directs any development outside settlement boundaries to maintain green corridors and separation between the settlements.

Other policies safeguard green spaces and footpaths and seek to preserve and enhance character and the historic environment.

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

2. Legislative Background

- 2.1. The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)
- 2.2. The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3. However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. The Localism Act requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive and unless they choose to complete a full SA plans will need to be screened for SEA separately.
- 2.4. National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Potential triggers may be:
- a neighbourhood plan allocates sites for development
 - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
 - the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan
- 2.5. Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.) If the screening identifies likely significant effects Appropriate Assessment of the Plan will be required and the need for SEA is also automatically triggered.
- 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

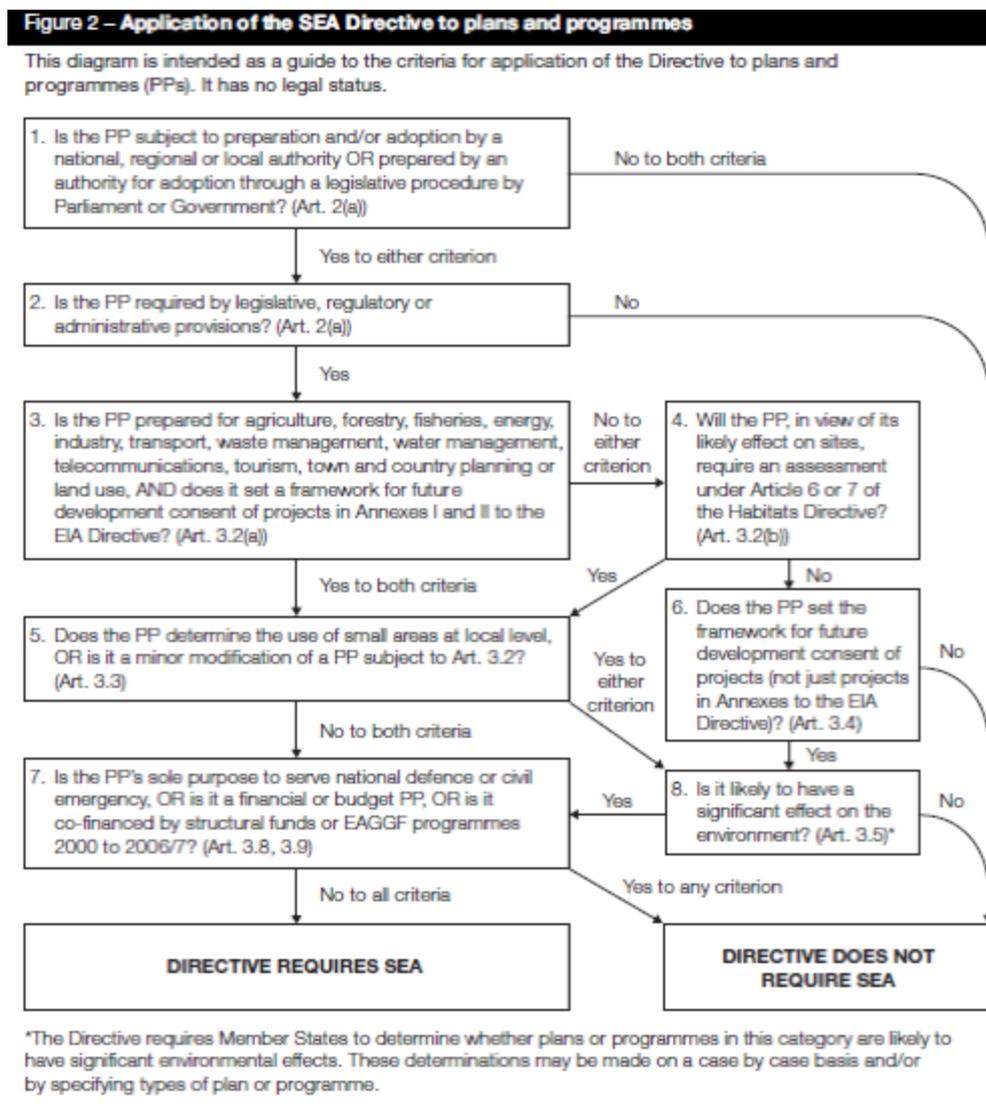
3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a)
<p>CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT</p> <p>1. The characteristics of plans and programmes, having regard, in particular, to</p> <ul style="list-style-type: none">- 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). <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">- 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:<ul style="list-style-type: none">- 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.



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(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.

NDP Allocation or Policy : PH1a Settlement Boundaries (no allocations in NDP)

Illogan parish is outside the recreational Zones of influence identified for the Fal and Helford Estuary and Penhale Dunes SAC.

The edge of the Bristol Channel approaches SAC touches the north eastern coastal tip of the parish.

European Site	Designated features/habitats	Conservation Objectives	Pathways of impact	Mitigation	LSE	Screen in or out?
Bristol Channel Approaches candidate SAC	Harbour porpoise	Maintain site integrity http://jncc.defra.gov.uk/page-7241	None	None required	No	Out

The Bristol Channel Approaches CSAC was screened out at Local plan level for the following reasons;

The Draft Conservation Objectives and Advice on Activities⁴ document for the Bristol Channel Approaches pSAC notes that ‘Disturbance of harbour porpoise generally, but not exclusively, originates from activities that cause underwater noise’ (which won’t be associated with the Cornwall Plan) and that ‘Any disturbance should not lead to the exclusion of harbour porpoise from a significant portion of the site for a significant period of time’. So in other words any disturbance would have to be substantial for it to potentially affect the population.

Collision with recreational boats (and shipping and tidal energy installations etc.) is mentioned as an activity that may have an impact but this is also noted as being ‘medium/low’ risk. The Draft Conservation Objectives and Advice on Activities document adds that ‘Post-mortem evidence indicates that few collisions between harbour porpoise and vessels occur and is not a significant pressure for this species’.

Based on this information, the above noted pressures upon the newly proposed Bristol Channel Approaches cSAC designated for harbour porpoises can be screened out from further consideration.

The Illogan Parish NDP does not propose any additional development over and above the Local Plan quantum, nor are any activities proposed by the plan which could cause underwater noise and trigger disturbance. The NDP is therefore screened out.

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)	N	See section 4.2
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Plan contains land use planning policies to guide development within the parish
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NDP will be 'made' and used as part of the development plan for determining planning applications in the Plan area
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N/A	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	See table 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	The Plan provides local criteria based policies to control the quality of development within the parish. The NDP aims to meet the Local Plan target for housing. The NDP does not contain site allocations; the strategy for delivery is small scale infill and rounding off within settlement boundaries
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 neighbourhood development plan 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

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
6. the probability, duration, frequency and reversibility of the effects,	The proposed plan period is 2017 – 2030, to coincide with the Cornwall Local Plan (CLP). During this time the NDP policies will operate to influence the location and quality of development, to deliver the quantum of development required by the Cornwall Local Plan.

<p>7. the cumulative nature of the effects,</p>	<p>Illogan parish borders the main conurbation of Camborne Pool and Redruth and is included within the site allocations DPD due to a safeguarded employment site at Tolvadden. However the DPD makes it clear that 'Priority for the delivery of this housing target is focused on the urban area of Camborne, Pool and Redruth, in doing so minimising use of greenfield land, plus supporting the regeneration aspirations through the reuse of underutilised and derelict sites. As a result, whilst Illogan Village, Park Bottom and Tolvaddon sit with the CPIR strategy area, no allocations relating to these areas are required to meet the CPIR target. This means further growth on the edges of these three communities will either relate to rounding off or sites identified through the Illogan Neighbourhood Development Plan.' (Site Allocations DPD, CPIR section, para 5.31)</p>
<p>8. the transboundary nature of the effects,</p>	<p>Illogan NDP strategy is unlikely to lead to effects that impinge on neighbouring parishes.</p>
<p>9. the risks to human health or the environment (e.g. due to accidents),</p>	<p>N/A</p>
<p>10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),</p>	<p>The parish covers an area of 1236 hectares. The population as at 2011 census was 5,404.</p>

<p>11. the value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use, 	<p>There are no European Sites within the parish and the HRA screening does not identify any pathways of impact to sites outside the parish boundary.</p> <p>Part of the Godrevy Head to St Agnes SSSI runs along the north coast of the parish: https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1003195 This is designated for extensive maritime heathland and grassland in addition to sand dune and scattered scrub communities. These habitats contain a number of rare plants, and the cliffs, together with the offshore rocks, support large breeding seabird colonies. The NDP does not propose any development in this area, and does not encourage activities that would be likely to impinge on the features (As detailed in the NE list of activities that require consent.).</p> <p>East and West Tehidy are two extensive County Wildlife sites that are designated in the centre of the parish, between the main settlements and the north coast. The Tehidy estate was purchased by Cornwall County Council in 1983 and established as a country park. It is the largest woodland in West Cornwall. Roskear and the Lower Red River County Wildlife sites run along the southern boundary of the parish. The settlement boundaries guide development away from these designated areas.</p> <p>There are 35 entries in the National Heritage List for England for Illogan Parish. HER Illogan These include the grade II listed Tehidy House , its coach house and stableyard, keeper's cottage, walled garden and lodges.</p> <p>Nance Farmhouse is II* listed. There are 4 Schedules Ancient Monuments: A Round in North Cliff Plantation 800yds (730m) NW of Tehidy Hospital, Magor Farm Roman villa site, Carvannel cliff castle and the Churchyard Cross in St Illogan Churchyard. Of these, only the churchyard cross is within a settlement boundary. The Illogan NDP vision for Environment and Heritage is 'We must preserve the unique landscape character and historic heritage of the Parish and protect it from inappropriate development.' CLP Policy 24: Historic Environment sets out the strategic approach to protection and enhancement of the Historic Environment.</p>
<p>12. the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The northern coastal area of the parish is designated AONB, part of the Godrevy to Portreath area http://www.cornwall-aonb.gov.uk/godrevytoportreath/</p> <p>The settlement boundaries guide development well away from this undeveloped coastal area. Policy PEH1 adds that any development outside settlement boundaries (which could include affordable housing under Policy 9 of the CLP, or the limited forms of development allowed by Policy 7 of the CLP – the Illogan NDP does not specifically promote development outside settlement boundaries) must be located and designed to maintain the separation of settlements and to compliment the relevant landscape characteristics of the plots. CLP policy 23 sets out the strategic approach for the Natural Environment.</p>

5. Screening Outcome

5.1 As a result of the assessment in section 4.2, it is unlikely there will be any significant environmental effects on European Sites arising from the Illogan Parish NDP and HRA is therefore not required

5.2 The strategy of the Illogan Parish NDP is to guide small scale development to appropriate areas, within and around existing settlements. The NDP does not encourage growth above the level identified in the Cornwall Local Plan. The assessment in section 4.3 does not identify any significant effects arising from the Illogan Parish NDP. SEA is therefore not required.

