

ST AGNES CONSERVATION AREA MANAGEMENT PLAN  
DRAFT SUSTAINABILITY APPRAISAL/STRATEGIC ENVIRONMENTAL ASSESSMENT (SA/SEA)

NON-TECHNICAL SUMMARY

Carrick District Council  
July 2008

## Introduction

This is the non-technical summary of the Sustainability Appraisal report which accompanies the consultation draft of the St Agnes Conservation Area Management Plan. The Management Plan is a draft Supplementary Planning Document which will form part of the Local Development Framework for Carrick District and the new Unitary Authority after April 2009. The SPD builds on the supporting Conservation Area Appraisal.

The draft St Agnes Conservation Area Management Plan SPD is accompanied by:

- A Sustainability Appraisal (SA)
- Consultation Statement
- Conservation Area Appraisal

From 13<sup>th</sup> October copies of the SPD and the SA are available from:

- Carrick House, Truro and the Falmouth One Stop Shop, Monday to Friday from 8.45 am to 5.00 pm (4.45pm on Fridays)
- St Agnes Library during normal working hours
- St Agnes Parish Council offices during normal working hours

Representations about the SPD, Conservation Area Appraisal and/or Sustainability Appraisal should be made on the response forms available from the places listed above, and received by 5pm on 28<sup>th</sup> November 2008.

Response forms should be sent to either [ldf@carrick.gov.uk](mailto:ldf@carrick.gov.uk) or:

Head of Community Planning  
Carrick District Council  
Carrick House  
Pydar Street  
Truro  
Cornwall TR1 1EB

All comments received will be public information. This is to comply with Regulations 17 & 18 of the Town & Country Planning (Local Development) (England) (Amendment) Regulations 2004.

For further information or for copies of the response form please call 01872 224478 or email [ldf@carrick.gov.uk](mailto:ldf@carrick.gov.uk).

## About the SA/SEA and this report

Carrick District Council produced a draft Management Plan for the St Agnes Conservation Area in March 2008 based on an Appraisal of the Conservation Area completed in 2007. The Council has undertaken an independent Sustainability Appraisal (SA) of the Management Plan SPD to identify the economic, social and environmental impacts of the plan and suggest ways to avoid or minimise negative impacts and maximise positive ones.

Strategic Environmental Assessment (SEA) is conducted within Sustainability Appraisal (SA). The difference is that SA considers more ways in which a plan can affect or improve society, such as by assessing effects on the economy or levels of crime while SEA focuses on the environment.

The Non-Technical Summary provides a summary of our findings with regard to the state of the environment and society and sustainability issues to be addressed by the SA.

## About the Conservation Area Management Plan SPD

Within Carrick District there are 27 designated Conservation Areas, recognised for their special architectural and historic interest.

Planning decisions in Conservation Areas are made with particular care as the character and appearance of these areas are valued and insensitive development could harm local distinctiveness.

The SPD will ensure that new development in the St Agnes Conservation Area is sensitive to the character and appearance of the area. In order to achieve this the SPD sets out Policies and Actions that supplement existing retained Local Plan policies and will be used to inform planning decisions.

## Policy Context

Supplementary Planning Documents (SPDs) expand upon and add detail to the policies set out in the Local Plan. The Local Plan will eventually be superseded by the policies contained in the Development Plan Documents which are being produced as a component of the Council's Local Development Framework (LDF)

The SPD will sit amongst planning documents in the LDF, which will cover a range of issues such as land for new housing and additional employment.

## SA Framework

SA is conducted using 'SA Objectives'. These are basically statements about what the plan should be trying to achieve in order to produce more sustainable development. The potential impacts of the SPD will be judged in relation to these aspirational objectives for sustainable development.

The 'SA Framework' is the name given to this set of objectives. An SA Framework is developed out of:

- the key messages and objectives of other strategies, plans and programmes;
- key sustainability and environmental protection objectives established at the international level (e.g. by European law);
- sustainability issues identified out of these key messages and research into the current state of society and the environment in Carrick; and

- sustainability issues identified as a result of consultation with stakeholders and the public (which is yet to be conducted as part of this SA).

The SA Framework has been prepared previously during the scoping stage of the SA process. Carrick District Council completed the Scoping stage (Stage A) of the Sustainability Appraisal and produced a Scoping Report Addendum in 2007 which sets out the SA framework and shows how it was produced.

## The Appraisal Framework

In order to predict possible impacts of the SPD, the proposed draft policies and actions in the SPD have been appraised against the SA Objectives. The appraisal was undertaken using professional judgement to evaluate what the possible effects, both intended and unintended, might be.

Effects may be beneficial or adverse. Depending on the size and scale of the effects they may be minor or significant. The possible effects of the SPD, which were revealed by the appraisal, are set out below. The effects are grouped according to the significance of their effect. They are as follows:

### *Significant Beneficial Effects:*

#### *Cultural Heritage*

The SPD is likely to have a significant positive effect on cultural heritage. The SPD will put in place policies, design guidance, and actions which are tailored to the unique characteristics of the St Agnes Conservation Area. The use of policies to inform planning decisions, and the requirement for planning briefs on key sites is likely to result in development which conserves and enhances the historic built environment, promotes high quality sustainable design, and local distinctiveness within the Conservation Area. This will address the issue of inappropriate homogenous design, and the erosion of local character in the Conservation Area.

The effects of the SPD are judged to be significant. Although there are policies in place in the Local Plan to protect the character of the St Agnes Conservation Area, the SPD contains supplementary policies and actions which are tailored specifically to, and informed by, the unique characteristics of the Conservation Area. Having the SPD in place in support of existing policies and central government guidance is likely to result in development in – and adjacent to – the Conservation Area that will support its unique character.

### ***Possible Beneficial Effects:***

#### ***Social Inclusion***

The SPD seeks to improve access to and within the St Agnes Conservation Area through physical enhancement schemes, the promotion of intellectual access, and a commitment to high quality design in new development that reinforces local cultural distinctiveness and therefore civic pride. Overall the impacts of the SPD on social inclusion are likely to be positive but the significance of effects is uncertain.

#### ***Biodiversity***

The SPD seeks to retain mature trees, shrubs and hedges where they make a positive contribution to the character of the Conservation Area. Using native species is likely to be beneficial for the biodiversity of the St Agnes Conservation Area and the SPD explicitly promotes the use of native species in planting rather than non-native species which can undermine local distinctiveness.

#### ***Sustainable Development***

The SPD is likely to have positive effects on sustainable development by promoting the retention and reuse of existing buildings in the Conservation Area. The SPD promotes the retention of soft landscaping measures such as trees, hedges and mature front gardens which provide sustainable urban drainage. The use of local materials is supported. Overall the impacts of the SPD on sustainable development are likely to be positive but are unlikely to be significant.

#### ***Economic Prosperity:***

The SPD seeks to reinforce and enhance the character, quality and local distinctiveness of the St Agnes Conservation Area thereby creating an attractive place to live and work. This in turn will support local commercial activity and sectors such as tourism, and potentially attract inward investment that will broaden and strengthen the local economy and provide a wide range of job opportunities.

Overall there are likely to be positive impacts on the economy although the significance of effects is uncertain.

### ***Possible adverse effects:***

#### ***Housing***

In order to preserve the distinctiveness of the St Agnes Conservation Area, large scale housing developments will generally be resisted within the designated area as such development is uncharacteristic of the Conservation Area. Large scale housing development adjacent to the Conservation Area will be resisted where significant views or the landscape setting of the Conservation Area are compromised. There may be possible adverse effects on the provision of affordable housing associated with this.

However, the SPD will apply to the St Agnes Conservation Area only and there are likely to be sites available for housing development in Carrick District as a whole. As such the effect on housing of the SPD is judged to be minor.

### **What Happens Next & How to Comment**

You can provide comment on this SA Report by email or post. Please submit comments to:

Head of Community Planning  
Carrick District Council

Carrick House  
Pydar Street  
Truro  
Cornwall TR1 1EB