

QUETHIOCK NEIGHBOURHOOD DEVELOPMENT PLAN

BASIC CONDITIONS STATEMENT

CONTENTS	Page
INTRODUCTION	1
THE CONCEPT OF QUETHIOCK NDP	2
COMPLIANCE STATEMENT	2
SUMMARY OF SUBMISSION DOCUMENTS AND SUPPORTING EVIDENCE	3
THE BASIC CONDITIONS	3
Regard to National Policy and Guidance	3
Achieving Sustainable Development	5
Conformity with Strategic Policies	5
Compatible With EU Regulations	5
TABLE 1 – REGARD TO NPPF AND CONFORMITY WITH STRATEGIC POLICIES	6 - 11
Appendices	
1 – Decision regarding Quethiock Neighbourhood Area	12
2 – SEA/HRA screening	13

INTRODUCTION

1. This Basic Conditions Statement has been produced to explain how the proposed Quethiock Neighbourhood Development Plan (NDP) relates to planning matters (the use and development of land) and has been prepared in accordance with 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 Country Planning Act 1990 have been considered to have been met.
2. Quethiock Parish Council is a qualifying body and entitled to submit a Neighbourhood Plan for its own parish. The NDP expresses policies that relate to the development and use of land only within the Neighbourhood Area.
3. The Neighbourhood Area is defined by the parish boundary, as shown in the map accompanying the Neighbourhood Area designation application. Cornwall Council decision on the Neighbourhood Area is at Appendix 1.
4. The NDP covers the period from 2010 to 2030. This is in line with Cornwall's emerging Local Plan.

5. No provision for excluded development such as national infrastructure is contained within the NDP.
6. The NDP proposal relates to the Quethiock Neighbourhood Area and to no other area. There are no other neighbourhood plans in place for the Quethiock Neighbourhood Area.

THE CONCEPT OF QUETHIOCK NDP

7. The process of creating the Quethiock Neighbourhood Development Plan (NDP) has been led by members of the community and is part of the Government's recently revised approach to planning contained in the Localism Act of 2011 i.e. local people have more say about what happens in the area in which they live.
8. The aim of this NDP is to put forward the wishes of the community as to any future development. The Parish Council's vision for 2031 is that we will have established:
 - new housing to meet the local community's needs,
 - that the school will have benefitted from increased numbers, and
 - that the Pavilion will have become the hub of the Parish.

9. Quethiock Parish Council has overseen the development of the NDP but has delegated the preparation of the NDP to the Steering Group. A Parish Councillor, who had taken part in Cornwall Council's NDP training, has chaired the Steering Group. This NDP contains a number of policies, which includes some areas where the Parish Council will encourage some small developments and changes, and other areas such as "Green Spaces" that the community wish to protect. These policies have been drafted following interaction and consultation with the residents of Quethiock Parish "the Parish". Details of the consultation process are contained in the consultation statement, published separately.

COMPLIANCE STATEMENT

10. The draft Quethiock NDP was made available for consultation in accordance with section 14 of the regulations, from 8 November 2014 until 20 December 2014. Minor amendments were made to the Plan that were considered necessary in light of the responses made. The Parish Council as the qualifying body agreed on the 5 January 2015 to submit the plan proposal to Cornwall Council as the local planning authority.
11. Section 15 of part 5 of the Regulations sets out the requirements for the qualifying body submitting a NDP to the local planning authority as follows:

Plan proposals

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 provided within Appendix 1 of this statement and includes the application, map and designation decision notice.

Parts (b) and (c) have been prepared and will accompany this statement as part of the submission.

The requirements for part (d) in respect of neighbourhood development plans, rather than neighbourhood development orders are that the Quethiock NDP meets the following basic conditions:

- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State.
- The plan contributes to the achievement of sustainable development.
- The plan is in general conformity with strategic policies contained in the development plan for the area of the authority.
- The plan does not breach, and is compatible with the EU obligations.
- Prescribed conditions are met in relation to the NDP and prescribed matters have been complied with in connection with the proposal for the plan.

12. The following sections will explain how the Quethiock NDP has met these basic conditions.

SUMMARY OF SUBMISSION DOCUMENTS AND SUPPORTING EVIDENCE

13. In addition to the Basic Conditions Statement, the following documents have been prepared to support the preparation of the Plan and meet the Basic Conditions:

- Quethiock Parish - NDP for the designated neighbourhood area of Quethiock, has been developed with the community and contains policies to guide future development in the area.
- Quethiock Consultation Statement – sets out the consultation and community engagement processes from early engagement, through to the formal pre-submission consultation.
- Quethiock Strategic Environmental Assessment – this was deemed unnecessary, following the receipt of the Screening Opinion from Cornwall Council in consultation with the Statutory Bodies (please refer to Appendix 2).
- Quethiock NDP Habitat Regulations Assessment – this was deemed unnecessary, following the receipt of the Screening Opinion from Cornwall Council in consultation with the Statutory Bodies (please refer to Appendix 2).

THE BASIC CONDITIONS

14. **Regard to National Policy and Guidance.** The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development (see paragraphs below relating to achieving sustainable development).

15. Paragraphs 18 to 219 of the NPPF express the Government's view on what sustainable development means in practice for the planning system. The appraisal of the draft policies contained within the NDP, against the NPPF (refer to Table 1) demonstrates how policies are in conformity for delivering sustainable development.

16. The NPPF states that there are three key principles to sustainable development: economic, social and environment. This prompts the need for the planning system to perform a number of roles, which are defined below. It is believed that the policies contained within the draft NDP for Quethiock, also contribute to these three roles as stated below.

a. 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.

Policy B1: Supports the change of use of existing agricultural and residential buildings and outbuildings to A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés), A4 (pubs), B1 (businesses suitable for residential areas without loss of amenity) and C1 (hotels and guest houses).

Policy B2: Supports the construction of new single business premises of up to 150m² floor area and not exceeding 4m in height for A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés), A4 (pubs), B1 (businesses suitable for residential areas without loss of amenity) and C1 (hotels and guest houses).

Policy C1: Encourages suitable proposals for the improvement and enhancement of the Pavilion in Quethiock.

In turn, policies B1, B2 and C1 contribute to building a strong, responsive and competitive economy.

b. A social role: Supporting a strong, vibrant and healthy community, 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 needs and support its health, social and cultural wellbeing.

Policy H1: Supports development of new dwellings within the plan period that will help to support the retention and growth of the very limited public and social facilities currently available without altering the extremely rural character of the Parish.

Policy B1: Supports the change of use of existing agricultural and residential buildings and outbuildings to A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés), A4 (pubs), B1 (businesses suitable for residential areas without loss of amenity) and C1 (hotels and guest houses).

Policy B2: Supports the construction of new single business premises of up to 150m² floor area and not exceeding 4m in height for A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés), A4 (pubs), B1 (businesses suitable for residential areas without loss of amenity) and C1 (hotels and guest houses).

Policy C1: Encourages suitable proposals for the improvement and enhancement of the Pavilion in Quethiock.

Policy C2: Supports any proposals for the provision of a children's play area equipped with play equipment in both Quethiock and Blunts.

Policy C3: Designates Quethiock School Playing Field as a Local Green Space.

In succession, policies H1, B1, B2, C1, C2 and C3 help support a strong, vibrant and healthy community.

c. 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.

Policy E1: Supports the preservation of country lanes.

Policy C3: Designates Quethiock School Playing Field as a Local Green Space.

As a result, policies E1 and E3 aim to protect and enhance our natural environment and retain the valued green asset.

17. **Achieving Sustainable Development.** At the heart of the NPPF is a presumption in favour of sustainable development. Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. “Social, environmental and economic issues and challenges should be considered in an integrated and balanced way for this and future generations.”

The Quethiock NDP has been prepared with a central understanding that the three key areas are addressed: economic, social and environment and that they are all closely linked together. The policies therefore aim to enable change that the community needs whilst protecting what is valued. The primary vision and overall objectives for the NDP all contribute to the aim of achieving sustainable development; the aim and objectives being:

- Appropriate new housing has been established to meet the Parish’s needs for new, and especially affordable homes, by utilising any suitable sites within the Parish.
- As part of the St Barnabas Multi Academy Trust, the Primary School has benefitted from increased numbers and continued to provide excellent schooling for ages 4 – 11 including pre-school facilities and after-school care.
- The Pavilion has become the hub of the village having developed into a community centre with social and recreational facilities including a part-time shop.
- The introduction of advanced communications has contributed towards the establishment of a number of small businesses including a number based in homes.

18. **Conformity with Strategic Policies.** The Quethiock NDP has been prepared whilst engaging with officers from Cornwall Council as part of the Project Team. This has ensured that the process of developing the policies for the Quethiock NDP has been scrutinised in terms of conformity with strategic policies of the district plan – this includes the saved policies of the Caradon District Plan 2007. See Table 1 below for detailed analysis in terms of the Quethiock NDP policies being in general conformity with the strategic policies of the district plan. Cornwall Council officers have been mindful of the preparation of the Proposed Submission Local Plan 2010-2030 and any potential bearing this may have on the Quethiock NDP. It is considered that if the examination and referendum are successful the Quethiock NDP will be brought into force prior to the adoption of the Cornwall Local Plan under the new Town and Country (Local Planning) (England) Regulations 2012.

19. **Compatibility with EU Legislation.** A screening opinion was obtained from Cornwall Council in terms of the need for Strategic Environmental Assessment (SEA) and for Habitats Regulations Assessment (HRA). It was concluded that the Plan would have no likely significant effects on the environment or European Sites (see Appendix 2). The relevant statutory agencies were consulted in relation to the preparation of both reports. The consultation response from Natural England is satisfied that the draft Quethiock NDP does not appear likely to result in significant adverse effects on designated landscapes or on national or European protected sites” (see Appendix 2). It is considered that the Quethiock NDP is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

TABLE 1 – REGARD TO NPPF AND CONFORMITY WITH STRATEGIC POLICIES

Draft Quethiock NDP	Regard to NPPF	General conformity with strategic policies
Overall	The Quethiock NDP is considered to have regard to the NPPF particularly in relation to the objectives for neighbourhood plans and in achieving sustainable development for the area.	The NDP is considered to be in general conformity with the current Caradon Local Plan (hereafter referred to as CLP) and the objectives and strategic policies contained within the pre-submission Cornwall Local Plan.
H1 – Housing Development	Conforms with paragraph 17 by supporting and encouraging reuse and conversion of existing buildings. Conforms with paragraph 49 in the context of the presumption in favour of sustainable development. Conforms with paragraph 50 by identifying the size and type of housing required in the local community and where there is an identified need for affordable housing. Conforms with paragraph 58 by ensuring the scale of development will function well and add to the overall quality of the area	Policy H06 – Housing in villages states that permission will be granted for residential development within village development limits in the form of infilling. Such development will be limited to one or two dwellings unless it accords with Policy HO13 or the village has a good range of community facilities and with good access to jobs, key services and infrastructure thereby avoiding undue reliance on the need to travel to other centres, especially by car. Quethiock recognise that their settlement is a village; however, since the policy has been in force, both the NPPF and the Localism Act have been adopted. Therefore under the overarching framework for planning, Quethiock support the provision of individual properties, or small clusters within the village, hamlets

		<p>and other small settlements as well as redundant farm building conversions. As a result, this is seen as an exceptional circumstance that will allow over the recommended 2 dwellings per site.</p> <p>In addition to this, policy H1 conforms with policy ALT2 (General Design Principles) of the CLP because of point 4 of the policy which states that new buildings must be designed to blend in with properties in the existing immediate area and that proposals for new buildings should normally be in traditional Cornish style.</p> <p>Furthermore, policy H1 supports PP15 of the Proposed Submission Cornwall Local Plan in helping to deliver around 1400 dwellings in the period up to 2030.</p>
<p>B1- Small Business – Change of Use</p>	<p>Conforms with paragraph 28 supports sustainable growth and expansion of all types of business and enterprise in rural areas through the conversion of existing buildings.</p>	<p>Policy EM7: Conversion of Existing Buildings in the Countryside for Workshop Purposes states that The conversion or change of use of buildings in the countryside for small scale workshop purposes (up to 100 sq. m.) will be permitted providing set criteria is met.</p> <p>Policy EM8: Conversion/Change of Use of Listed Agricultural Buildings states that the conversion or change of use to workshops of listed agricultural buildings will be permitted, provided a set criteria is reached.</p>

		<p>It is believed that policy B1 is in conformity with EM7 and EM8 because the policy is presumption in favour of the change of use and conversions of existing agricultural, residential and outbuildings to shops, restaurants and cafes, pubs, businesses suitable for residential areas without the loss of amenity, and hotels and guest houses provided that such change of use is unlikely to result in increased road traffic beyond that which can reasonably be accommodated on the existing network of highways within the Parish and provided that such change of use is unlikely to result in the loss of enjoyment of neighbouring residential properties.</p> <p>Further to the policies contained within the CLP, policy B1 is also in conformity with Policy 1 (Presumption in Favor of Sustainable Development) and Policy 5 (Jobs and Skills) of the Proposed Submission Cornwall Local Plan.</p>
<p>B2 - Small Business – New Build</p>	<p>Conforms with paragraph 28 by supporting economic growth in rural areas and communities and expansion of all types of business and enterprise in rural areas through well designed new buildings.</p>	<p>Policy EM5 - Workshops in the Countryside Small workshop development in the countryside or in villages other than those mentioned in Policy EM3 will be permitted providing that it comprises small units no greater than 100 sq. m. in floor space; the need cannot be met by the conversion of an existing building, and; it conforms with the criteria (i) to (iv) set out in Policy EM3;</p>

		<p>(iv) such developments are located within or adjacent to existing groups of buildings. Quethiock recognise that policy B2 is suggesting 150 sq. m which is higher than policy EM5 of the CLP; however, since the policy has been in force, both the NPPF and the Localism Act have been adopted. Therefore under the overarching framework for planning, Quethiock support an increase in floor area for new businesses. As a result, this is seen as an exceptional circumstance that will allow over the recommended 100 sq. m. in floor space.</p> <p>Further to the policies contained within the CLP, policy B2 is also in conformity with Policy 1 (Presumption in Favor of Sustainable Development) and Policy 5 (Jobs and Skills) of the Proposed Submission Cornwall Local Plan.</p>
<p>E1- Country Lanes</p>	<p>Conforms with paragraph 17 to make fullest possible use of walking and cycling. Conforms with paragraph 75 in protecting and enhancing public rights of way and providing better facilities for users.</p>	<p>There are no saved policies within the CLP that relate to the type of Country Lane policy contained within policy E1.</p> <p>There is however the following policies contained within the Proposed Submission Cornwall Local Plan: Policy 17 (Health and wellbeing), Policy 23 (Natural Environment) and Policy 25 (Green Infrastructure) that have been the key aspects in devising policy E1 on Country Lanes.</p>
<p>C1- Quethiock</p>	<p>Conforms with paragraph 28 which promotes the</p>	<p>Policy R4: Village Recreational Buildings states</p>

<p>Pavilion</p>	<p>retention and development of local services and community facilities in villages. Conforms with paragraph 70 in planning positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments; and in ensuring that established facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.</p>	<p>that proposals to extend improve or develop community recreation buildings will be permitted within or on the edge of villages providing a range of criteria is met. Policy C1 supports this policy by encouraging suitable proposals for the improvement and enhancement of the Pavilion in Quethiock.</p> <p>Further to the policies contained within the CLP, policy C1 is also in conformity with Policy 1 (Presumption in Favor of Sustainable Development) and Policy 4 (Shopping, services and community facilities) of the Proposed Submission Cornwall Local Plan.</p>
<p>C2 - Children's play Area</p>	<p>Conforms with paragraph 73 in providing access to high quality open spaces and the provision of sports and recreation facilities.</p>	<p>Policy R1: General Leisure Provision states that development will not be permitted which would result in the loss to sporting or recreational use of the land identified on the Proposals Map, or of other built sporting and recreational facilities, unless a substitute facility of at least comparable quality and convenience is provided. Policy C2 supports this policy by stating that the Quethiock NDP supports any proposals for the provision of a children's play area equipped with the play equipment in both Quethiock and Blunts.</p> <p>In addition, policy 25 that is contained within the Proposed Submission</p>

		<p>Cornwall Local Plan, seeks to protect and enhance a diverse, connected and functional network of open spaces and waterscapes development proposals. It is therefore considered that C2 is in conformity with this policy.</p>
<p>C3 - Quethiock School Playing Field</p>	<p>Conforms with paragraph 73 in providing access to high quality open spaces and the provision of sports and recreation facilities. Conforms with paragraph 74 which seeks to protect open spaces from built development. Conforms with paragraphs 76 and 77 by identifying local green space.</p>	<p>Policy R5: Village Playing Fields states that proposals for the use of land adjoining villages for the provision of playing fields and the erection of changing rooms will be permitted providing set criteria. Policy C3 supports this policy due to designating Quethiock School Playing Field as a Local Green Space.</p> <p>In addition, policy 25 that is contained within the Proposed Submission Cornwall Local Plan, seeks to protect and enhance a diverse, connected and functional network of open spaces and waterscapes development proposals. It is therefore considered that C3 is in conformity with this policy as the identification of Quethiock School Playing Field.</p>

5 January 2015

APPENDIX 1 – DECISION REGARDING QUETHIOCK NEIGHBOURHOOD AREA

**DECISION OF THE PORTFOLIO HOLDER FOR ENVIRONMENT,
HERITAGE AND PLANNING**

In respect of attached report for and on behalf of Chloe Pitt

Subject Matter:

Decision regarding designation of Neighbourhood Plan Area for Quethiok Neighbourhood Plan

Decision:

That the Quethiok Neighbourhood Area is designated in accordance with the Neighbourhood Planning (General) Regulations 2012.

Reason for the Decision:

In accordance with the Neighbourhood Planning (General) Regulations 2012 ('The Regulations'), any Neighbourhood Plan being produced must be carried out within a Neighbourhood Area, the extent of which must be submitted to, publicly advertised and consulted on for the prescribed period and approved by Cornwall Council.

Alternative options considered:

None other than contained in the report

Conflicts of interest declared:

None

Dispensations granted in respect of a conflict of interest:

N/A

Dated 28.3.14

Signed *Edurne Hanneford*

Portfolio Holder for Portfolio Holder for Environment, Heritage and Planning

Implementation Date 9/4/13

APPENDIX 2 – CORNWALL COUNCIL SEA/HRA SCREENING REPORT

Quethiock Neighbourhood Development Plan

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

15th September 2014
Updated 3rd November 2014

Contents

1. Introduction	4
2. Legislative Background	4
3. Criteria for Assessing the Effects of the Neighbourhood Plan	5
4. Assessment	6
5. Screening Outcome	8

1. Introduction

- 1.1 This screening report is designed to determine whether or not the content of the Quethiock Neighbourhood Development Plan 2010-2030 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.
- 1.2 The purpose of the Quethiock Neighbourhood Development Plan 2010-2030 is to add detail to strategic and national planning policy, supporting local needs housing through infill and conversions, supporting limited change of use and new business development, protection of the environment, hedgerows and the playing field.
- 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.

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 for 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 need to be screened for SEA and HRA separately.
- 2.4 This report focuses on screening for SEA and HRA and the criteria for establishing whether a full assessment is needed.

3. Criteria for Assessing the Effects of the Neighbourhood Plan

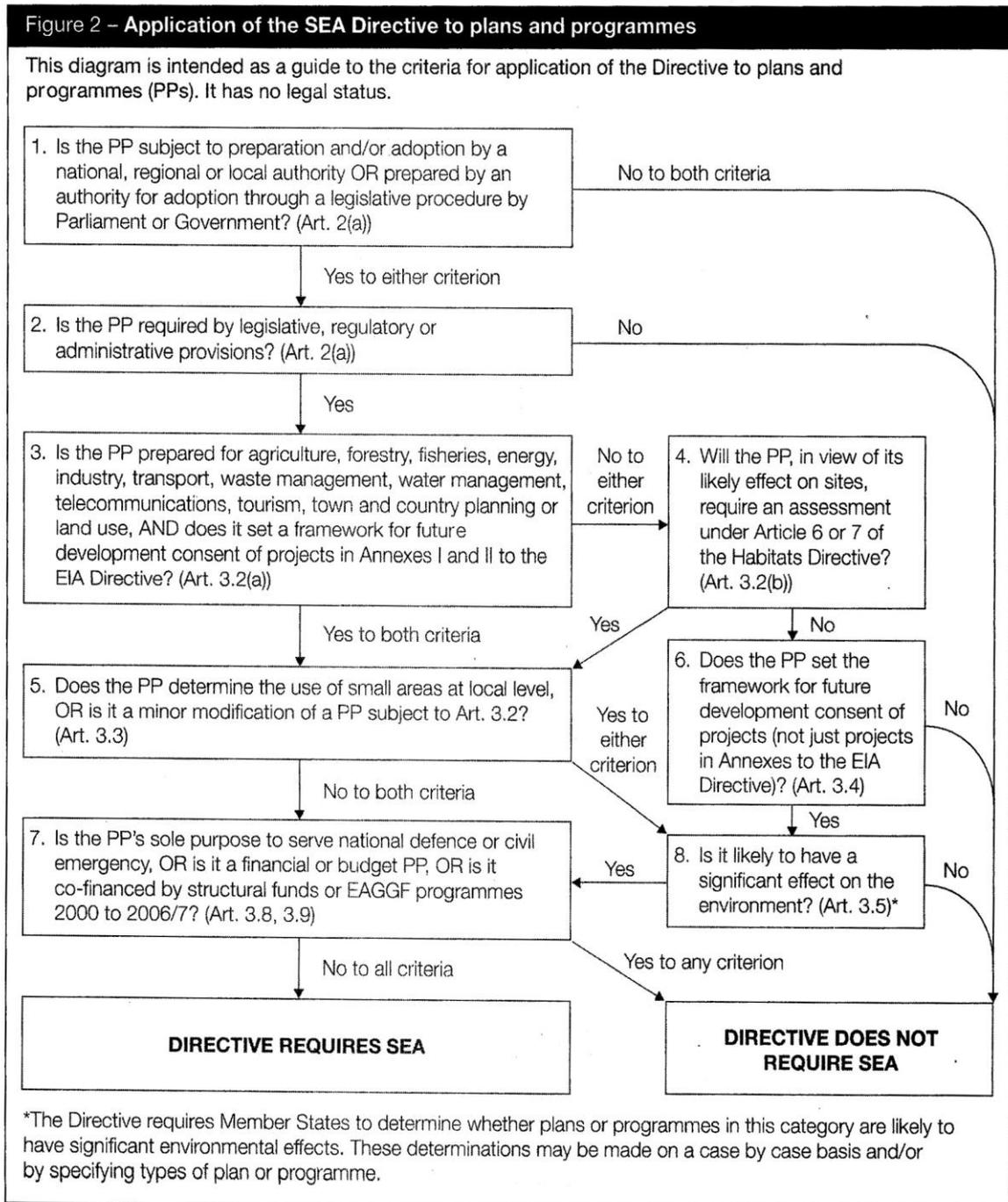
3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

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.



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

4.2 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 adopted by Local planning Authority as part of development plan.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	NPs are produced in accordance with the Localism Act 2012
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))	Y	Prepared for Town and Country Planning.
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))	N	There are no European sites within or immediately adjacent to the plan area. However the Tamar Estuaries SPA and Plymouth Sound SAC are nearby. Recreational disturbance is unlikely to affect the qualifying features of the Plymouth Sound SAC. However recreation could have effects on the qualifying features of the Tamar Estuary SPA. Although the level of development proposed by the plan is very small and unlikely to give rise to significant effects, to avoid 'in combination' effects with the Cornwall Local plan the draft plan has been amended to strengthen the Environment Policy, to include a commitment to improving footpaths and accessibility to recreation within the parish.
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	Will be used for determining land use planning applications with 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 plan contains criteria based policies for housing, change of use and business units.

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)		No. The scale of development will not impact significantly on the environment.

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	Plan supports development to meet local needs but does not allocate sites and anticipates possible 10% growth (approx 21 houses) over the 20 year period. It supports the provision of children's play areas in named settlements and designates the School playing Field as a Local Green Space.
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The plan must be in conformity with strategic policies in the development plan and NPPF.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The plan must need the Basic Condition of promoting 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 plan period is 2010-2030 and the average delivery rate could be 2 dwellings pa – compared to recent delivery rates of 3 per year.
7. the cumulative nature of the effects,	The anticipated growth is very low and within the existing settlements and built form.

8. the transboundary nature of the effects,	The plan is very limited in scope and area and is not likely to 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),	The quantum of proposed development is very small –equating to approx. two dwellings per year. The parish is 1854 ha. and is rural/predominantly agricultural with a total population of 493(2011 census)
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,	There are no national or international designations within the area. The eastern part of the parish is locally designated as an Area of Great Landscape Value – saved policies in the Local plan will appraise this designation. There are 2 scheduled monuments. The plan restricts development to infill within existing settlement and conversion, which will minimise land take and the very limited quantum of development will lead to minimal environmental effects.
12. the effects on areas or landscapes which have a recognised national, Community or international protection status.	The eastern part of the parish is locally designated as an Area of Great Landscape Value – saved policies in the Local plan will appraise this designation.

5. Screening Outcome

5.1 As a result of the assessment in section 4, it is unlikely there will be any significant environmental effects arising from the Quethiok Parish Neighbourhood Development Plan 2010-30. As such, the plan does not require HRA nor a full SEA to be undertaken.