SEA/SA of North Cornwall’ District Council’s Core Strategy, Preferred Options of the Core Strategy, August 2007 – Non Technical Summary
INTRODUCTION

1. NON TECHNICAL SUMMARY

Introduction

1.1 Land Use Consultants was appointed by North Cornwall District Council to undertake the Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA) of their Local Development Framework (LDF). The LDF must be subject to a Sustainability Appraisal (SA) under the Planning and Compulsory Purchase Act 2004, and must be prepared in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive.

1.2 The difference between SEA and SA is that SEA is more focused on environmental impacts, whilst SA includes a wider range of considerations, extending to the social and economic impacts of the Local Development Framework as well as the environmental impacts. This SEA/SA was undertaken in line with ODPM guidance on SA. A key output of the SEA/SA process is a Sustainability Appraisal report which describes which elements of the Local Development Framework have been appraised and how, and the likely significant sustainability effects which may result from the implementation of the LDF.

1.3 This report constitutes the Non Technical Summary relating to the SEA/SA of the second Preferred Options Core Strategy, which sets out spatial development policies up to 2026. It provides a brief overview of the character of North Cornwall, the key issues, options, conclusions and recommendations. Detailed findings are included in the SEA/SA of the second Preferred Options Core Strategy report and associated appendices. The full SEA/SA is split into five documents and supporting appendices. These include:

- Volume 1: Joint Scoping Report
- Volume 1A: Appendices
- Volume 2: Issues and Options Review
- Volume 3: Review of the Preferred Options
- Volume 3A: Appendices

1.4 The SEA/SA will be submitted alongside the second Preferred Options Core Strategy Development Plan Document to provide the public and statutory consultees with the opportunity to express their opinions on both sets of documents. After a period of consultation both documents will be revised before they are submitted to the Secretary of State in March 2006. An examination will then be held before an independent inspector to consider the soundness of the plans before the final Development Plan Document is adopted.

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1 European Directive 2001/42/EC

2 Sustainability of Regional Spatial Strategies and Local Development Documents, Guidance for Regional Planning Bodies and Local Planning Authorities, ODPM, November 2005
1.5. It should be noted that the Preferred Options Core Strategy, June 2007 is the second preferred options published for comment. An SEA/SA of the first Preferred Options DPD was completed in September 2005 and both documents were published for consultation between September and November 2005. Representations received were reviewed alongside recommendations made in the SEA/SA September 2005.

**SA/SEA Stages**

1.6. ODPM’s guidance specifies a number of stages of work, which need to be undertaken. Stages A to C have been completed:

**Stage A: Setting context and scope**

1.7. The scoping stage gathered information about other relevant plans, programmes, North Cornwall’s characteristics and SEA/SA objectives and indicators. This information was then used to identify the key sustainability issues for North Cornwall and the draft SA objectives and indicators specifically for the District Council. The SEA/SA objectives were based on the Government’s four pillars of sustainable development:

- Social progress which meets the needs of everyone
- Effective protection of the environment
- Prudent use of resources
- Maintenance of high and stable levels of economic growth and employment

1.8. ODPM’s SA guidance recommended that objectives were developed within an input from key stakeholders. The draft objectives were considered at a workshop in May and revised accordingly, also taking into account comments from statutory consultees. The outputs of the tasks outlined above formed part of a joint Scoping Report which was published for consultation in June 2005.

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Stage B: Developing and refining options

1.9. Stage B of the SEA/SA involved the identification and appraisal of issues and options for achieving the objectives of the LDF. It was conducted in the summer of 2005 and resulted in an analysis of the sustainability strengths and weaknesses of the Core Strategy. The appraisal was used as an internal document to inform the development of the Core Strategy Preferred Options as well as other DPDs. The findings of this work were carried forward, where relevant, into the existing appraisal.

Stage C: Appraising the effects of the plan

1.10. Stage C entailed predicting and assessing the effects of the preferred options for the Core Strategy against the SEA/SA objectives, where relevant potential mitigation measures were proposed, as well as measures for maximising beneficial effects. This stage also included proposals for future monitoring of the sustainability preference of the LDF. The appraisal revisited the recommendations made in the January 2006 report on the Preferred Options Core Strategy DPD.

Stage D: Consulting on the Core Strategy DPD and the SA Report

1.11. This Sustainability Appraisal of the second Preferred Options Core Strategy has been produced for the statutory six week pre submission public participation stage alongside the Preferred Options Core Strategy. In light of representations during this six week period, subsequent alterations may be made to both documents; the Preferred Options and this SEA/SA.

Stage E: Monitoring Implementation of the LDF

1.12. Stage E will follow the adoption of the LDF.

Who was consulted?

1.13. Public involvement through consultation is a key element of the SEA/SA. The SEA Regulations set out specific requirement for consultation with the Statutory Environmental Bodies as well as the public and other “interested parties”. Statutory Environmental Bodies are:

- Natural England (formerly the Countryside Agency and English Nature)
- English Heritage
- Environment Agency

1.14. Detailed comments received during the consultation process during Stage A are included in Volume 1 A, Appendix 2 of the SEA/SA of the second Preferred Options Core Strategy, June 2007.

What does the SEA/SA Report contain?

1.15. The SEA/SA report contains the following elements:
• An outline of contents, the methodology and description of the SEA/SA process and the specific SEA/SA tasks undertaken (Volume 1).
• A review of other plans and programmes and relationship to the Core Strategy (Volume 1).
• A description of the environmental and sustainability context (Volume 1).
• A summary of key sustainability issues (Volume 1).
• The SEA/SA Framework which sets out the SEA/SA objectives for assessing the Core Strategy (Volume 1).
• A review of the Issues and Options papers (Volume 2).
• A review of the Preferred Options based on the second Preferred Options Core (Volume 3).

Some of these elements are described in further detail below:

A Review of Plans and Policies relevant to the Planning Strategy (Stage A)

1.16. The Core Strategy is affected by and will itself influence a wide range of other plans and programmes at a national, regional and local level. The SEA/SA of the Preferred Options Core Strategy, June 2007 contains a full review of relevant plans and programmes and details how they interact in the development of the Core Strategy and the preparation of SEA/SA Objectives.

Characterisation of North Cornwall (Stage A)

1.17. North Cornwall covers an area of 740 square kilometres, extending from Bodmin in the south, to Bude in the north. It is the largest district local authority area in the South West and the twelfth largest authority in England. In land use terms the District is predominately rural in character, interspersed by six key settlements of Bodmin, Bude, Wadebridge, Camelford, Padstow and Launceston, where approximately 48% of the population live. The remaining area comprises of smaller settlements and minor villages sitting within diverse landscape ranging from dramatic coastlines to the wilderness of Bodmin Moor. It is the most sparsely populated district in Cornwall, with 0.67 of people per hectare compared to 1.41 in the county.

1.18. North Cornwall, like the remainder of the county, qualifies for Objective 1 status until 2006, which will provide opportunities for significant investment in the restructuring of the local economy. Tourism, manufacturing, construction, retail and the service sector are important industrial sectors which are dominated by small to medium sized enterprises. Average earnings, productivity and GDP per head are much lower than the national average. The number of people in full time employment is lower than the remainder of Cornwall, understandably given the high proportion of

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3 ONS Census 2001
retired people. Although unemployment figures are slightly lower than the national average, there are pockets of high unemployment within the district, predominately within the towns. The district also experiences fluctuations in unemployment levels reflecting the seasonal changes in the tourism trade. Like the remainder of Cornwall, the rate of employment growth has risen, albeit that the smallest increase was experienced in North Cornwall.

1.19. A further 7,600 homes are due to be built in North Cornwall by 2026, with a predicted rate of 400 per annum until 2016, and 360 per annum from 2016 to 2026. There is a severe shortage of affordable housing, throughout the district, which when combined with low incomes levels, house price inflation, a demand for second homes and in migration of higher age groups with expendable incomes, makes it extremely difficult for people to purchase a home. Figures indicate that the district suffers from pockets of deprivation which relate particularly to barriers to housing and local services 4.

1.20. North Cornwall has a wealth of unique habitats, flora and fauna and a diverse landscape ranging from high moorland to river landscapes with a dramatic coastal belt. It contains international, national and local designated sites including Special Areas of Conservation, Regional Important Geological Sites, SSSIs, County Wildlife Sites, Local Nature Reserves, Cornwall AONB and stretches of Heritage Coast. In addition, there is a range of archaeological and historic sites including Scheduled Ancient Monuments, Listed Buildings, Conservation Areas and Historic Parks and Gardens. Key environmental issues for the area are the need to balance a high quality natural and built environment with an increase in development, respond to sea level rise and flooding; (the greatest natural hazard facing North Cornwall) and to tap into opportunities for renewable energy generation.

Appraisal of Issues and Options (Stage B)

1.21. Issues and Options reports, prepared in 2003 by North Cornwall District Council, were reviewed against the SA objectives. Given the broad generalities of most of those options the appraisal only summarised the principles involved. It should be noted that uncertainties underlie many of the alternative options presented, and whilst issues such as housing growth, waste generation, mineral and energy consumption and transport infrastructure can be identified at a local authority level, the responsibility of achieving sustainability targets will be reliant on sub regional objectives and decisions falling to other adjacent local authorities.

1.22. The results of the appraisal of the Issues and Options indicate that whilst the Issues and Options addressed should have broadly positive effects in terms of achieving sustainable development, there are a number of topics which need to be addressed and these are summarised under the headings below:

1.23. **Strategy:** Three strategy options were presented in the report which responded to increasing levels of growth within the District. Options included:

4 Index of Multiple Deprivation, 1998, ODPM
• **Option 1:** To continue to implement the strategy in the current Local Plan which is based on a settlement hierarchy and seeks to spread development within the principal towns (6), the main villages (32) and minor villages (62).

• **Option 2:** To focus future development on the four largest towns (Bodmin, Bude, Launceston and Wadebridge). Outside of these towns additional small scale housing allocations would be directed to Camelford, Padstow and to some main villages with an appropriate level of facilities, services, access to employment opportunities and reasonable links.

• **Option 3:** To focus future development on the four largest towns (Bodmin, Bude, Launceston and Wadebridge).

1.24. **Conclusion/Recommendations:** It was very difficult to determine from the options presented which was more favourable in terms of sustainability. It was considered that further information should be provided on the environmental sensitivities of different settlements in question, the type of employment to be encouraged, the likely scale of units, their impact on the environment and adjacent communities and the catchment area of the workforce. In developing the Core Strategy, consideration should also be given to a potential slow down in growth, decline or stabilisation.

1.25. **Housing:** Proposals relating to the location, type and level of future housing have raised a number of issues, many of which need further consideration. Some of the key questions are outlined below:

• How will proposals change the demographic profile?
• What rate of growth should be encouraged?
• Will new residential development result in migration?
• Will a significant number of houses be purchased as second homes?
• What are the affordable housing targets and should they be more ambitious?

1.26. **Conclusion/Recommendations:** A detailed assessment of the type and density of housing should be undertaken on a settlement by settlement basis informed by local needs.

1.27. **Local Economy:** The issue of demographics naturally leads on to considering the local economy and local employment opportunities. Key issues which need to be resolved include ensuring that future growth meets the needs of the local community, new businesses do not impact on the viability of adjacent land uses and cumulative impacts are monitored.

1.28. Of fundamental importance to the district is the need to increase the diversity of employment opportunities and develop/enhance local communities’ qualifications and skills so that local employees can compete on an equal basis with people migrating into the area, attracted by the high quality of the environment.

1.29. **Conclusion/Recommendations:** Issues which were not addressed in the Issues and Options report and which should be explored include improvements to the existing skills base and support for adult education and retraining. In addition, a detailed assessment should be undertaken of tourism capacity levels to ensure that there is a sensitive balance between communities’ needs and those of tourists, and where new
enterprises are introduced consideration should be given to the potential negative effects on the viability of adjacent businesses.

1.30. All future development proposals should be monitored to ensure that they address local need and they do not generate cumulative impacts. A typical example relates to farm diversification schemes and the potential impact on the road network if developments are sited in close proximity to each other.

1.31. **Services and facilities:** Proposals sought to overcome social deprivation and achieve more sustainable communities and were generally positive in meeting sustainability objectives.

1.32. **Conclusion/Recommendations:** In reviewing applications the viability of existing businesses must be considered, as well as negative impacts on adjacent land uses including communities’ quality of life. This issue particularly relates to the late night economy and noisy or bad neighbour developments. In addition, like other development proposals, opportunities should be explored to minimise car parking provision and consider dual use of facilities. Contributions through section 106 agreements should be targeted to areas of greatest need. In considering new applications for formal recreational facilities, development should be located close to public transport routes.

1.33. **Renewable energy and conservation:** Issues and options outlined in the report were very broad and no targets were set for particular types of renewable energy.

1.34. **Conclusion/Recommendations:** Targets should be defined in the LDF relating to different types of renewable energy, and opportunities should be explored to support community initiatives. With all proposals, consideration should be given to the scale, location and phasing of development and impacts on the environment, communities’ quality of life and adjacent land uses.

1.35. **Environment:** The impact of development on the environment will vary depending on its scale, phasing and location. The LDF should take a positive stance to protecting the environment and ensuring that potential impacts are minimised. Opportunities must be explored where development can make a positive contribution to the environment as well as increasing the density of development, mindful of the fact that it is the environment which draws a significant number of people to the area.

1.36. **Conclusion/Recommendations:** Policies should seek not only to protect sites of nature conservation, heritage, archaeological and landscape interest, but also to support their improvement/enhancement. Consideration should be given to the protection of soil, water and air quality as well as visual impacts.

1.37. **Design:** The Council should take a more proactive approach to achieving sustainable development. Issues which should be considered include:

- Water conservation
- Waste generation
• Soil quality
• Visual impact and amenity
• Noise and air pollution
• Potential sterilisation of land
• Sustainable design and construction practices
• The utilisation of local labour in construction
• Connections between adjacent communities

1.38. **Conclusion/Recommendation:** A Design Guide should be produced for all development on the re-use of construction and demolition materials on site, e.g. through planning conditions requiring developers to provide a demolition plan and cover efficient water and energy use, reuse and sourcing of local materials. Design proposals should consider opportunities to support renewable energy and sustainable urban drainage schemes. This commitment should include both residential dwellings and large businesses.

1.39. The LDF should take a favourable approach to new solutions to reduce energy and water consumption elsewhere, for example through new road infrastructure works, signage and community schemes (i.e. small scale wind turbines or biomass plants).

1.40. **Transport:** Without provision of adequate, reliable public transport network or alternative solutions, car dependency and use will increase, having negative effects on the environment and communities, increasing traffic congestion, air pollution and greenhouse gas emissions.

1.41. **Conclusion/Recommendation:** Public transport infrastructure needs to be in place well in advance of new development occurring. It is important not only to influence this modal shift through residential development (i.e. minimising car parking provision) but also through major employers. All new large scale businesses should be required to submit green travel plans and commit some level of contribution/investment where development is not adjacent to the public transport network. In addition, the dual use of car parking spaces should be explored where mixed uses lie in close proximity to each other.

1.42. Innovative transport solutions need to be considered in more rural locations exploring opportunities for community car share schemes (dial a bus) and the promotion of more flexible working supported by improved telecommunications.

1.43. **General Points:** Planning for the control of mineral development and waste management is the responsibility of Cornwall County Council and does not need to be covered in North Cornwall’s LDF. However, many of the issues relating to waste creation, the need for recycling and energy conservation are highly relevant to other local planning issues, and North Cornwall District Council should seek to liaise closely with the Cornwall County Council and include appropriate references to these issues in the Core Strategy.
Appraisal of first Preferred Options Planning Strategy – September 2005 (Stage C)

1.44. The following paragraphs provide a summary of the first findings of the SEA/SA and present the overall conclusions and recommendations.

1.45. The LDF Core Strategy generally strives to meet the range of sustainability objectives identified during the SEA/SA. However, there are tensions between the SEA/SA objectives when trying to provide sufficient land and infrastructure for necessary future development. Specific comments are summarised under the headings below:

Compatibility Appraisal of the LDF Core Strategy Vision

1.46. Revisions to the aims of the LDF (which now form part of the Spatial Vision) were tested in order to ensure compatibility with the SEA/SA objectives. In general the Vision was found to be compatible with the SEA/SA Headline Objectives. However it was noted that there were incompatibilities between the need for affordable housing, the creation of a vigorous high quality economy and aims to protect the coast, countryside and heritage and create a safe and clean environment. In addition, it was assumed, although not stipulated in the text, that there should be opportunities to improve healthier lifestyles, create access to training, employment and services, improve climate change and the environment, which will be achievable partly through sustainable transport modes, and improvements in IT and Broadband access.

1.47. It should be noted that all new development/conversions should seek to achieve high quality design standards which strive towards reducing energy consumption, minimising waste generation, sourcing materials locally and reusing building materials where possible, in addition to seeking to protect and enhance the natural, historic and built environment. It is also important to ensure that the Vision seeks to ensure that the needs of local communities are met; achieving high quality, reasonably paid jobs for local people through improvements in education, training and a diversity of employment opportunities.

Appraisal of the LDF Core Spatial Strategy Statements

1.48. There are five overarching Core Spatial Strategy Statements which were derived from the vision and objectives outlined in North Cornwall’s Community Strategy, the Council’s Community Commitments, the identified preferences of the Issues and Options stage and national and strategic guidance. Each Core Spatial Strategy Statement comprises of a list of more detailed statements (referred to as “components” in this SEA/SA). In order to appraise these statements, a summary of each component was reviewed against the SEA/SA Headline Objectives and a commentary provided relating to the sustainability effects of each component.

1.49. The review concluded that, in general, the components were compatible with the SEA/SA Headline Objectives, however, as discussed above, there are inevitable tensions between some sustainability objectives, i.e. the provision of sufficient land for anticipated development to meet local need and the potential environmental impacts that this may create. In addition it is difficult to determine how individual components of the Core Strategy Statements will affect the SEA/SA objectives since...
there are no specific proposals outlining the location and type of development. The links between the Spatial Vision, the Core Spatial Strategy Statements and the development of the Core Policies needs to be more explicit, with details incorporated within background context in the Core Strategy DPD.

Appraisal of the LDF Core Strategy Objectives

1.50. A brief internal compatibility assessment was undertaken of the Core Strategy Objectives S01 to S025. Whilst most of the objectives were found to be compatible with each other, the following issues/questions highlight tensions between objectives or require further clarification:

- Inevitable conflicts will occur between the location of employment land with housing, social infrastructure, community services and facilities, renewable energy and environmental priorities (natural, built, historic and cultural environment). The type and duration of impacts will vary depending on the nature of development and its requirements. For example, renewable energy development such as wind turbines may not be in accessible locations and could have a strong negative impact on the environment (i.e. visual impacts) and communities’ well being.

- Whilst references are made to the proportion of housing on previously developed land, what proportion of employment will be allocated to previously developed land and should objectives also refer to the reuse of existing buildings?

- Do opportunities exist for mixed use developments, and should these be considered in the objectives?

- How will new developments alter the existing demographic make up of communities?

- In more rural locations where public transport will be difficult to achieve, what other mechanisms can be put in place to reduce vehicular trips (e.g. Broadband and IT access and community transport schemes)?

- A full assessment of the demand for open space, informal and formal recreation and its relationship with adjacent communities should be undertaken before alternative provision is secured.

1.51. Although not part of the analysis, it is uncertain why no reference is made under the objectives to waste minimisation, although the third overarching strategy objective refers to Waste Reduction and Recycling. In addition, whilst reference is made to the protection and enhancement of the natural environment (S020) and the protection, management and optimisation of the benefits of the district’s historic and natural environment (S019), no reference is included under S020 to the importance of the cultural and built environment. The objectives also do not cover the prudent use of resources, relating to air, water and soil quality or potential risks from sea level rise and flooding.
Finally, this section, like the Core Policy Spatial Strategy Statements, would benefit from a further explanation outlining the interlinkages between the Vision, Spatial Strategy Statements and Spatial Objectives.

Appraisal of the LDF Core Policies

1.53. **Core Policy 1: Sustainable Development:** This Policy is considered to have the most positive effect on the SEA/SA objectives since its overall aim, to achieve sustainable development, repeats the eight SEA/SA Headline Objectives. There are however some uncertainties associated with the Policy, primarily relating to the lack of detail underlying the Policy’s sustainability objectives. Inevitable tensions will exist between the creation of a vibrant economy and housing growth if environmental conservation and enhancement is also to be achieved. There is an opportunity to enhance this Policy by including more detailed references as to what is meant by the term environment, natural resources, social inclusion as well as flood risks, energy efficiency and the use of waste resources.

1.54. **Core Policy 2: Development Requirements:** Positive effects relate to the use of previously developed land and the retention and reuse of existing employment sites. There are however a number of uncertainties associated with location, type and design of development proposals, and their effect on climate change, natural resource consumption, vulnerability to flooding and sea level rise and sustainable modes of transport. In addition, there could be potential negative effects relating to the proximity of development to adjacent land uses, the impact of noise and air pollution on local communities, the environment and adjacent businesses. There are no recommendations for altering this Core Policy so long as proposed changes are made elsewhere.

1.55. **Core Policy 3: Locational Strategy.** This policy has a number of positive effects on meeting social and economic needs, minimising energy consumption, car dependency, the use of Greenfield sites and avoiding harm to features of acknowledged importance. There are however some potential negative effects. Since this Policy directs development to town centres, more isolated rural areas may not benefit from increased investment that new development may bring. In addition there are a number of uncertainties associated with this proposal. Whilst new development may result in improvements in infrastructure, community facilities and services, if new infrastructure is not provided it could place pressure on existing services/facilities. The environmental effects, use of natural resources, impact on climate change and risk to flooding will depend on specific proposals that come forward. These uncertainties are addressed in the recommendations for amending this Policy.

1.56. **Core Policy 4: Affordable Housing:** This Policy will have strong positive effects on providing affordable housing to support key and essential workers and creating sustainable communities. This Policy may reduce poverty, health deprivation and inequalities experienced throughout the district. There are however a number of uncertain effects associated with this policy relating to environmental impacts, the prudent use of resources, energy consumption, waste minimisation, vulnerability to flood risk and crime which can only be addressed on a site by site basis when proposals come forward. Similarly, objectives to reduce climate change and promote
more sustainable modes of transport will only be achieved if affordable and accessible public transport is provided, other community transport schemes are developed, flexible working is encouraged and improvements are made to IT and Broadband. Further clarification is required in the Policy to “local need”, and consideration should be given as to whether a clause should be included covering rural exemption sites.

1.57. **Core Policy 5: Economic Development:** Positive effects from this Policy relate to reducing levels of poverty and deprivation, improving health and well being through well paid incomes and the creation of a vibrant economy. However the scale of these effects is likely to be most strongly felt in towns and major villages. In smaller more isolated rural communities, the benefits realised from this policy will be low. Potential negative effects are associated with the impact on adjacent land uses, local communities’ quality of life, and the environment. Since no information is available on the siting of proposed development, it is difficult to determine what the effect of the Policy will be on climate change, natural resource consumption, vulnerability to flooding and sea level rise and sustainable transport modes. Further reference is required in the Policy to the environment, to skills and training provision (to encourage local people to take up high quality jobs) and to the location of employment land.

1.58. **Core Policy 6: Environmental Protection and Enhancement:** Whilst there should be positive effects on biodiversity, landscape, heritage, natural resources and the sustainable use of land, the policy directs development to town centres and major villages and so increases environmental pressure in these locations which may experience higher levels of water, air and soil pollution than elsewhere. By comparison, by constraining development in the countryside some communities may become more isolated, more dependent on car travel and may not benefit from increased investment that some developments may bring. We recommend that this Policy is broadened to cover the term “environment” rather than just “landscape”, and to ensure that the purpose of protecting and enhancing the environment is not solely to improve people’s quality of life but also to provide benefits to the environment and the economy. For consistency additional references should be included to groundwater and the consumption of natural resources.

1.59. **Core Policy 7: Community Infrastructure:** This Policy will have positive effects on health and social inclusion, achieve high quality living environments, improve education, provide for affordable housing, access to community facilities, sports, recreation, open space and play facilities as well as improving waste and recycling facilities. The effect on the consumption of natural resources, vulnerability to flooding and sea level rise, sustainable transport modes and the local economy will be dependent on the location and nature of development. Recommended changes for enhancing this Policy include broadening the scope of the benefits and recognising that all development should be to a high standard of design and construction.

**Conclusions**

1.60. Generally North Cornwall’s LDF Core Strategy strives to meet the SEA/SA objectives defined through the scoping stage of the assessment. However, as
discussed above, tensions inevitably exist between SEA/SA objectives when sufficient land and associated infrastructure is required to meet the predicted need. The scale, duration and significance of potential impacts will depend on the timing and location of development. The main conclusions and recommendations from the appraisal findings are outlined below:

1.61. Inevitably there will be environmental impacts associated with providing the required housing, employment land and associated infrastructure to meet the needs of the District over the period to 2016. Given the low allocation of housing development on previously developed land (40% compared to Government target of 50%) there will be particular pressures on landscape character, biodiversity and associated habitats, archaeology and heritage if the development goes ahead. Care also needs to be taken to ensure proposed development does no generate negative impacts on adjacent land uses.

1.62. Challenges may also arise when trying to provide development which incorporates sustainable construction and design measures such as re-use of construction and demolition materials, the sourcing of local materials, water and energy efficiency measures or providing storage for waste to be recycled and adequate recycling facilities.

1.63. Without provision of adequate, reliable public transport network, car dependency and use will increase, having the negative effects of exacerbating traffic congestion and increasing air pollution contributing to climate change, in addition to increasing social exclusion for people without access to a car. Given the rural dispersed nature of the District, it has to be accepted that creating an affordable, efficient public transport network will be difficult to achieve, and alternative mechanisms for reducing vehicular trips must be promoted. Such mechanisms include the development of community transport schemes, improved access to Broadband and IT and the promotion of more flexible working patterns. To encourage a modal switch in urban areas, employers and developers need to be encouraged to submit green travel plans and explore opportunities to minimise car parking spaces.

1.64. The district needs to consider taking a proactive stance to flood risk and rising sea level through the careful siting and design of development working with the Environment Agency to identify suitable sites.

**Recommendations**

1.65. The following recommendations have been put forward:

- Whilst reference is made in the text to the Spatial Vision, Spatial Strategy Statements and Core Policies (Chapter 1 paragraph e and f), no reference is made to Spatial Objectives and the links between these elements are unclear in the remainder of the document. The Core Strategy needs to improve links in the supporting text between the Core Strategy Spatial Vision, the Spatial Strategy Objectives, the Spatial Objectives and the Core Policies.
A number of terms in the text either need to be clarified or be consistent to avoid confusion. This particularly relates to the definition of the “environment” in Policy 1 as opposed to “landscape” in Policy 6.

In line with PPG25, flood risk will need to be assessed when deciding on specific locations for development. North Cornwall should work with the Environment Agency to undertake a Strategic Assessment which will inform all planning issues. The work could be used to determine the specific locations of new development, and inform planning for increased flood protection through climate change.

Public transport infrastructure needs to be in place well in advance of new development occurring. It is important not only to influence this modal shift through residential development but also through major employees. All new large scale businesses should be required to submit green travel plans and commit some level of contribution/investment where not adjacent to the bus network to improve footpath and cycle route links. Whilst this recommendation may not be incorporated into Core Policy, it should be covered in the Generic Development Control policies.

A number of recommendations for changes to specific wording of the Core Policies are included in the boxes under each of the Core Policies above.

The North Cornwall Design Guide SPD should include reference to the re-use of construction and demolition materials on site, for example through planning conditions requiring developers to provide a demolition plan. It should advocate sustainable construction and design principles including the sourcing of local materials to reduce vehicular trips, minimisation of waste generation, reduction in energy and water consumption and sustainable urban drainage schemes.

Recommendations made in the Second Preferred Options Core Strategy, June 2007 (Stage C)

1.66. Substantial revisions were made to the second Preferred Options to take on board recommendations made in the SEA/SA and representations (see Volume 3A Appendix 5) as well as new guidance and recent studies including for example the North Cornwall Housing Needs Survey Update (2006) and the Strategic Flood Risk Assessment (2007). The key changes from the first preferred options Core Strategy and the SEA/SA recommendations are summarised below:

Spatial Vision and Strategic Objectives

1.67. The spatial vision: The second Preferred Options Core Strategy of the North Cornwall Vision incorporated changes of wording relating to the need for affordable and decent housing, access to safe and healthy work opportunities, green spaces and healthy natural environments. It also included supporting text highlighting how the District should look in 2026 providing spatial context. The SEA/SA considers that concern over reference to the importance of local character and distinctiveness as being crucial elements of North Cornwall is adequately addressed in the supporting text under clause k and SO 9, and concerns over the role of towns and villages are addressed under the spatial strategy.
1.68. **Strategy Statements:** The second Preferred Options Core Strategy now excludes reference to the five strategy statements.

1.69. **Strategic Objectives:** The number of Strategic Objectives has now been refined to ten in total (SO1-SO10), without separate sub-headings, and the majority of strategic objectives directly relate to the Core Policies. The Strategic Objectives focus on addressing issues determined to be locally significant in North Cornwall, and which would be implemented through the Core Policies. In order to deliver the Spatial Vision, a coordinated approach is to be adopted that requires the integration between some of the objectives to ensure that synergies between economic, social and environmental objectives are met. Revisions to the second preferred options now address the need for interlinkages raised in the September 2005 SEA/SA report. The Core Strategy under para 2b) states that an integrated approach will “deliver an appropriate balance between some of the objectives, such as enabling growth and diversification in support of rural communities while seeking to protect environmental resources”, as such some of the potential tensions are considered and measures put in place to mitigate potential negative effects.

1.70. The SEA/SA of first Preferred Options September 2005 questioned why no reference is made under the spatial objectives to minimising the consumption of natural resources, including water, minerals, soils and the reduction of waste. It also queried why there were no objectives covering potential risks from sea level rise and flooding or specific mention of renewable energy development. These findings still remain valid and this SEA/SA considers that reference to natural and alternative resources, and climate change should be included within this section to ensure that there consistent message between the Core Strategy and other DPDs including the Generic Development Management Policies DPD.

1.71. **Spatial Strategy:** The SEA/SA considers that the spatial strategy provides sufficient detail on the role, function and hierarchy of settlements with further detail covered by Core Policies CS8 to 14. For clarity however this section would benefit from specific cross referencing between the spatial strategy and location policies which cover Bodmin, Launceston, Bude-Stratton, Camelford, Wadebridge, Padstow and village development.

**Core Policies**

1.72. The second Preferred Options Core Strategy includes some significant changes following the first Preferred Options Core Strategy. Key changes include:

- Seven new policies in relation to the spatial strategy, policies CS 8 to 14.
- Policy CP 7 Tourism which is a new policy.
- Policy 6 Environmental protection and enhancement, and Policy 3 Locational Strategy have been omitted.
- Specific alterations have been made to a number of the other policies.
The format has also been revised to incorporate the relevant strategic objectives under each policy, along with additional supplementary text. Key changes to each policy and the SEA/SA recommendations are as follows:

1.73. **Core Policy 1 (Sustainable Development):** was revised to refer to the natural, built and historic environment and provides a wider definition of key resources that must be conserved and enhanced and additional supporting text. It addressed four strategic objectives (SO 4,5,8,9). Paragraph d) now includes minimising the consumption of resources, including water, minerals, soils and the generation of waste. Consideration should be give to skills and training as well as crime reduction under clause s) of the supporting text.

1.74. The SEA/SA agrees with comments from Cornwall County Council regarding the need to consider waste minimisation and reduction, and recommends a further minor revision to the text.

1.75. **Core Policy 2 (Development Requirements – Housing):** splits development between Bodmin and Launceston. The policy aimed to address strategic objectives SO1-SO9, outlined the scale, distribution and type of housing opportunities to be provided over the period 2006-2026 and sought to guide the allocations contained in the proposed Site Specific Allocations and Policies DPD. It also introduced a change from the September 2005 Draft Core Strategy where housing and employment needs were considered together. Core Policy 2 now provides for 65% of new development to be located in the district’s towns. This will comprise of 40% in Bodmin and Launceston, to be accommodated on the basis of a 60/40 development split in favour of Bodmin and 25% in Bude-Stratton, Camelford, Padstow and Wadebridge. Development opportunities in the rural area will account for about 35% of the housing supply between 2006-2026. Around 55% of the housing required up to 2026 will come forward on allocated sites or through exceptional land release in named villages. The Policy continues to set a target for residential provision from previously developed land at 40%.

1.76. No changes are recommended based on the current Preferred Options Core Strategy. The findings of the SEA still remain the same, and uncertainties highlighted previously will depend on the type, design and location of development, which will only be determined once the location of development is ascertained through the proposed Site Allocations DPD. Potential negative effects on greenfield sites will need to be mitigated, and given the rise in development proposals particularly over the period from 2006-2016 of 400 dwellings per annum, potential impacts may be greater over this period.

1.77. **Core Policy 3 (Development requirements – Employment):** Provision for employment is now considered separately under Core Policy 3 and now has to accommodate an increase in employment land of 65ha, as directed by the Regional Spatial Strategy to accommodate future economic and business needs.

1.78. Although an Employment Land Study has been undertaken to determine key characteristics of each location, the findings of the SEA remain unchanged. Uncertainties on SEA/SA Objectives will depend on the type, design and location of
development. Potential negative effects on greenfield sites will need to be mitigated, given the rise in employment land and as the Strategy states the “release of greenfield sites to ensure an adequate employment land supply is however inevitable as a consequence of the shortage of available previously developed land and the need to provide adequately for a choice in a variety of suitable locations” it is assumed that although the supporting text states that development opportunities should be provided which are “consistent with the needs of the other towns to achieve balanced development and support urban regeneration” and “employment and business allocations will be accommodated only within and adjoining the districts towns”. It is important to emphasise in the supporting text that some development will be permitted in rural areas to “meet local employment needs,” (clause 1), strengthening links with locational policies CS8 to 14 as well as Policy 6 – Economic Development which recognises the need for a robust rural economy.

1.79. **Core Policy 4 (Affordable Housing):** This Policy explains the need to achieve a 50% development yield and an overall affordable housing target of 35% in order to achieve 2,600 dwellings over the plan period. Thresholds to trigger development vary from 0.2 ha or 5 dwellings in larger settlements such as Bodmin and Launceston to 0.1ha or 2 dwellings in Padstow and the major villages.

1.80. The SA considered that many of the recommendations outlined in the previous SEA/SA September 2005 report have been addressed including a definition of local need. We would however recommend that a reference is made to good quality affordable housing either within the supplementary text or in the policy itself.

1.81. **Core Policy 5 (Economic Development):** This Policy seeks to support development which will improve the economy of the district; encouraging flexibility, training, improved skills base and move away from a minimum wage culture. It seeks to secure employment land, encourage through development improvements to the viability and vitality of the district’s town centres, and appropriately scaled and located employment-generating development in rural areas. The approach for economic development has not substantially changed since the first version of the preferred options. It address four of the strategic objectives (SO3,4,5,6).

1.82. The SEA/SA findings considered that it was important to ensure that all development proposals, not just within rural locations minimise environmental impacts and as such due consideration should be given to the protection of the environment in the supporting text.

1.83. **Core Policy 6 (Tourism):** Core Policy 6 is a new policy specifically relating to tourism which addresses Strategic Objectives SO5, SO6, SO7 and SO9 recognising that tourism is a key industry within the economy of North Cornwall. The Core Strategy recognises that there is a challenge to be addressed in finding an optimum balance between the stated priorities to deliver long-term sustainable growth alongside the need to protect and enhance the district’s environmental assets. Core Policy 6 underlies a new Strategic Objective SO7 which aims to sustain and evolve a successful tourism industry based on enabling improvements in the quality of North Cornwall as a tourism destination.
1.84. The SEA/SA recommends the following considerations:
- monitor the incremental development of attractions, facilities and accommodation to ensure that there is a sensitive balance between communities’ needs and those of tourists, existing businesses and the environment;
- explore opportunities to enhance the natural and built environment through high quality, sensitive development; and
- support more sustainable modes of transport through developer contribution, and the provision of green infrastructure.

The Council should also consider how it intends to widen the season and to which audience i.e. promoting experience/activity holidays and environmental tourism.

1.85. **Core Policy 7 (Community Infrastructure):** Core Policy 7 has been substantially revised and now outlines both in the policy and accompanying text the need for developers to demonstrate that there is adequate on and off site infrastructure capacity. Where there is a deficiency developers will be expected to fund or contribute towards the necessary provision, which will be enforced through planning obligations or conditions. The policy addresses strategic objectives SO2 and 10 and will help the Core Strategy to support sustainable communities and increase self-containment by ensuring that the necessary infrastructure is provided to address community needs. The focus remains on the delivery of affordable housing for local people and the provision of open space and play facilities and details relating to the standards will be set out in a Generic Development Management DPD. No recommendations are proposed by the SEA/SA.

1.86. **Core Policy 8 (Bodmin):** Core Policy 8 is a new policy which sets out a strategic framework for the urban area of Bodmin; identified as the principal growth centre for North Cornwall and the focus for future investment throughout the plan period. The Policy seeks to address all the Spatial Objectives within the Plan. The Policy sets aside provision for 1,820 dwellings with the delivery of 730 affordable dwellings, provision for 29 hectares of employment land, and seeks to maintain the town’s position as the principal retail centre in North Cornwall through expansion, enhancement of facilities and improvements in accessibility.

1.87. The SEA/SA recommends the following considerations:
- explore opportunities to increase the density of development and provide dual use of facilities to reduce landtake;
- minimise environmental impacts both on brownfield and Greenfield land, and impacts of development on adjacent sites of landscape value through sensitive design and screening.

1.88. **Core Policy 9 (Launceston):** This is a new Policy which sets the strategic framework and objectives for the urban area of Launceston, identified as a growth centre in North Cornwall and an important urban area with the capacity and potential for further develop its role as a significant service and employment centre. The Policy seeks to address all the Spatial Objectives within the Plan. It sets aside provision for 1,220 dwellings with the delivery of 330 affordable dwellings, provision
for 20 hectares of employment land, and seeks to improve the attraction of the town center through and enhance of retail facilities in scale and range to meet a diversity of local needs.

1.89. The SEA/SA considers that the following recommendations apply:

- explore opportunities to increase the density of development and provide dual use of facilities to reduce landtake;
- minimise environmental impacts both on brownfield and Greenfield land;
- mention should be made in the supporting text of the need to provide appropriate services and facilities to meet the demand from new development; and
- consider adding an additional clause in the supplementary text stating that linkages to promote access by foot and by bike and through use of public transport will be promoted especially for development south of the A30.

1.90. **Core Policy10 (Bude-Stratton including Ploughill):** Policy CS10 is a new Policy which sets out the strategic framework and objectives for the urban area of Bude-Stratton. The Spatial Hierarchy of settlements identifies Bude-Stratton as a locally importance service centre and recognition is given to its important role as a tourist resort. The Policy seeks to address all the Spatial Objectives within the Plan. The Policy sets aside provision for 760 dwellings with the delivery of 340 affordable dwellings, provision for 7 hectares of employment land, and recommends improvements to the town centre to enhance its retail function and capacity to meet the diversity of needs.

1.91. The SEA/SA considers that the following recommendations apply:

- explore opportunities to increase the density of development and provide dual use of facilities to reduce landtake;
- minimise environmental impacts both on brownfield and Greenfield land; and
- consider adding an additional clause in the supplementary text stating that linkages to promote access by foot and by bike and through use of public transport will be promoted especially for development adjoining the A3072/A39.

1.92. **Core Policy 11 (Camelford):** Policy CS11 is a new policy, which sets out the strategic framework and objectives for the urban area of Camelford. The Spatial Hierarchy of settlements identifies Camelford as a locally importance service centre and the smallest town in North Cornwall. The Policy seeks to address all the Spatial Objectives within the Plan. The Policy sets aside provision for 280 dwellings with the delivery of 60 affordable dwellings, provision for 2 hectares of employment land. The Policy also recommends improvements to the town centre to increase its ability to meet the daily retail and service needs of local residents, the relocation of a primary school and refers to proposals for a relief road west of Camelford. It also states that subject to proven need appropriate sites beyond the boundary will be released to deliver 100% affordable dwellings.
1.93. The SEA/SA considers that the following recommendations apply:

- opportunities should be explored to increase the density of development and provide dual use of facilities to reduce landtake;
- minimise environmental impacts both on brownfield and Greenfield land;
- consider adding an additional clause in the supplementary text stating that access by foot and by bike within the town and to the wider countryside will be supported; and
- it also is important to note that River Camel is an SSSI/SAC and any potential impacts on the SAC need to be identified.

1.94. **Core Policy 12 (Wadebridge):** Policy CS12 is a new policy, which sets out the strategic framework and objectives for the urban area of Wadebridge. The Spatial Hierarchy of Settlements identifies Wadebridge as a locally importance service centre. It allows for continued growth of housing and employment opportunities, services and facilities to develop its existing service centre role, including supporting the surrounding hinterland. The Policy seeks to address all the Spatial Objectives within the Plan. The Policy sets aside provision for 760 dwellings of which 160 will form part of an urban extension to the east of Wadebridge, the delivery of 270 affordable dwellings and 7 hectares of employment land. The Policy also recommends improvements to the town centre to enhance its retail function and capacity to meet a diversity of needs from both residents and visitors.

1.95. The SEA/SA considers that the following recommendations apply:

- opportunities should be explored to increase the density of new development and provide dual use of facilities to minimise landtake.
- minimise environmental impacts both on brownfield and Greenfield land.
- Reference should be made in the supporting text of the need to provide appropriate services and facilities to meet the demand from new development.

1.96. **Core Policy 13 (Padstow):** Policy CS13 is a new policy which sets out the strategic framework and objectives for the urban area of Padstow. The Spatial Hierarchy of Settlements identifies Padstow as a service and employment centre, but on a much reduced scale by comparison with other towns and recognises its importance as a tourist destination. The Policy seeks to address all the Spatial Objectives within the Plan. It sets aside provision for 90 dwellings with the delivery of 60 affordable dwellings. It also states that subject to proven need appropriate sites beyond the boundary will be released to deliver 100% affordable dwellings. The Policy also recommends improvements to the town centre to enhance its attraction to visitors and meet the retail needs of residents.

1.97. No recommendations are proposed.

1.98. **Core Policy 14 (Village Development):** Core Policy 14 is a new Policy which seeks to address the challenges facing rural communities. It seeks to enable the
needs of the rural area to be met and to foster living, working and inclusive rural communities. The Core Strategy seeks to enable some new development in a range of villages consistent with their capacity to accommodate additional development.

1.99. The SEA recommends the following considerations:

- Opportunities are explored to promote dual use facilities; and
- the supporting text should ensure that development respects the built and natural form.

**General Findings**

1.100. The SEA/SA considers that stronger links have been made between the Vision, Strategic Objectives and Core Policies and the document emphasised that synergies between economic, social and environmental objectives should be maximised. The second Preferred Options Core Strategy also reiterates the need for an integrated approach to deliver an appropriate balance between some of the objectives, including enabling growth and diversification in supporting sustainable rural communities (S05), while seeking to protect environmental resources.

1.101. Concerns highlighted in the September 2005 review over the need to take a consistent approach relating to the terminology of the natural and historic environment are reflected in SO9. There is also specific recognition of the high quality of the natural and built environment as a key asset under paragraph 2b) of the draft Core Strategy.

1.102. Although it is noted that Policy 6 Environment Protection and Enhancement is now excluded and environmental issues are now covered in greater detail in the Generic Development Management Policies DPD under Policies DM1 to 5, there should be a greater consistency in approach to locational policies CS8 to 14. Some policies (e.g. CS8 para l)) makes specific reference to respecting environmental and social needs in the supporting text, whereas in Policy CS14 Village Development no mention is made to the environment.

1.103. It was identified in the SEA/SA September 2005 (and also through representations by Cornwall County Council) that no reference was made under the strategic objectives to waste minimisation. Although specific policies have been revised, for example Core Policy 1 now refers to the need to minimise consumption including waste generation using waste as a resource. No reference is included under the “slim lined” set of spatial objectives to waste reduction, the need to minimise consumption of natural resources, potential risks from sea level rise and flooding or renewable energy development even though these are covered under Policy CS1 Sustainable Development.

1.104. The Strategic Flood Risk Assessment\(^5\) provides guidance on the appropriate location and flood risk management measures for new development within flood risk zones 2 and 3 and problem drainage areas. In North Cornwall the main focus of work

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\(^5\) Strategic Flood Risk Assessment – Level 2 Detailed Assessment, North Cornwall District Council, June 2007
concentrates on Wadebridge and Launceston. The Level 2 assessment highlights a number of sites affected by fluvial flooding and/or tidal flooding. For Wadebridge, most sites affected will require land raising within the site, safe site access and in certain locations flood plain storage compensation. Whilst for most sites in Wadebridge it is unlikely that there will be “knock on” effects elsewhere, land raising in Launceston will result in an increase in flood risk elsewhere. Whilst recommendations in the Level 1 assessment\(^6\) state that the “planned provision can reasonably be accommodated outside the current development boundaries of the six towns, outside of flood zones 2 and 3 and it is recommended that development within these flood zones is avoided,” the SEA/SA considers that specific reference should be made in the supporting text of the draft Core Strategy Core to flood risk. This is particularly an issue for Policies CS 9 and 12. For example Policy CS9: Wadebridge states under para k) that “opportunities for marine based employment should be maintained….and opportunities to accommodate specialist uses which have specific waterfront locational requirements should be safeguarded for future use” but no mention is made of potential flood risk associated with such locations. The SEA/SA acknowledges that specific reference to flood risk is covered under Generic Development Management Policies DPD, under DM3 Flood Risk and Sustainable Drainage, but reiterates that consideration should be given in the Core Strategy Locational Policies where the potential risks of flooding are high.

**Conclusion**

1.105. The overall approach to the second Preferred Options Core Strategy August 2007 has improved since the SEA/SA September 2005 report was undertaken. Policies in the DPD still aim to deliver growth and improve quality of life; shaping and directing the scale and intensity of development in ways which should build sustainable communities. The overall location of development is still based on a hierarchical structure:

- **Towns** - Bodmin and Launceston.
- **Small towns** - Bude, Camelford, Padstow and Wadebridge.
- **Major villages** – covering 33 major villages including 7 coastal villages.
- **Other Villages** – totalling 33.

Although the proportion of development allocated to each main town (totalling 65%) is based on a 60/40 percent split to Bodmin and Launceston respectively with the remaining 25% of development in Bude-Stratton, Camelford, Padstow and Wadebridge. This overcomes concerns highlighted in the SEA/SA September 2005 report and falls in line with regional and county guidance.

1.106. The SEA/SA September 2005 report highlighted that inevitable tensions will exist when sufficient land and associated infrastructure is required to meet predicted need, and the scale, duration and type of development of potential impacts will depend on the timing, location and type of development. In addition, challenges will be faced when trying to ensure development incorporates sustainable construction and design

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\(^6\) Strategic Flood Risk Assessment – Level 1, North Cornwall District Council, June 2007
measures such as the reuse of construction and demolition materials, the sourcing of local materials, water and energy efficiency measures or providing storage of waste to be recycled and adequate recycling facilities. Whilst the second Preferred Options Core Strategy now includes specific reference to sustainable high quality design and construction, and minimising the consumption of natural resources under Core Policy 1, it is assumed that the emerging DPDs and SPDs will address the issues detailed below. These cover many of the concerns or uncertainties raised in the SEA/SA September 2005 report, considered by the second Preferred Options Core Strategy as locally significant:

- Mechanisms for siting and distribution of development.
- Determining the size, tenure and tropes of housing to address local housing need.
- Overcoming low income employment sectors through the broadening of the economic base.
- Improving economic performance in rural and urban areas.
- Deliver and retain an adequate services and facilities including arts and cultural activities.
- Securing the long term viability of rural communities.
- Maintaining the high quality of the natural and built environment.
- Minimising the impact on the environment and responding to climate change.

1.107. Concerns still remain over the low allocation of housing development on previously developed land and similarly potential utilisation of greenfield land for employment use. Figures in the second Preferred Options Core Strategy indicate that the number of dwellings has increased over the plan period to 7,600 with a higher rate of annual growth between 2006-2016 of 400 per annum; down to 360 per annum from 2016 to 2026. In terms of employment land, and based on recommendations through the Employment Land Study, the total land area has risen from 42-46 ha to 65 ha. Careful consideration will need to be given the scale, location and phasing of development and associated infrastructure to ensure that potential negative impacts on environmental assets are minimised.

1.108. Whilst the second Preferred Options Core Strategy seeks to redress the potential imbalance in equalities between rural areas and the main settlements by recognising that the economic needs of the rural area must also be addressed no consideration is given to mechanisms to improve access. It has to be accepted that public transport is less viable in rural areas and alternative means of physical and remote access must be considered (e.g. access to IT facilities including Broadband, the promotion of home use or telecottage, community transport schemes and live/work units).

1.109. Aside from the Spatial Vision and Spatial Objective S09 no reference is given in the text to the natural and historic environment. Specific reference may need to be made to Special Areas of Conservation and the potential need for certain types of development to be subject to an Appropriate Assessment. Further discussion on this

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7 Generic Development Management Policies and Site Specific Allocations DPDs and Community Benefits and North Cornwall Design Guide SPDs
issue is covered under a separate screening report which determines the need for an Appropriate Assessment for sites within the District.

1.110. The SEA/SA September 2005 report emphasised the need to take a proactive stance to flood risk and rising sea level through the careful siting and design of development in liaison with the Environment Agency. Since then the Council has commissioned a Strategic Flood Risks Assessment \(^8\) which now provides guidance on the appropriate location and flood risk management measures for new development within flood risk zones 2 and 3 and problem drainage areas. In North Cornwall the main focus of work has concentrated on Wadebridge and Launceston. Whilst the SEA/SA acknowledges that specific reference to flood risk is covered under Generic Development Management Policies DPD, under DM3 Flood Risk and Sustainable Drainage, it considers that specific reference should be made in the supporting text of the draft Core Strategy Core to flood risk, particularly for Policies CS9 and 12 where the potential risks of flooding are high.

1.111. Specific concerns relating to the inter-linkages between the Vision, Strategy Objectives and Core Policies has been strengthened since the previous report and the second Preferred Options Core Strategy now uses consistent terminology particularly relating to the natural and historic environment.

1.112. Although it is noted that Policy 6 Environment Protection and Enhancement is now excluded and environmental issues are covered in the Generic Development Management Policies DPD, there should be a greater consistency in approach to locational policies CS8 to 14. Some policies (e.g. CS8 para l)) makes specific reference to respecting environmental and social needs in the supporting text, whereas in Policy CS14 Village Development no mention is made to the environment.

1.113. The SEA/SA findings are that for the most part the revisions to the Core Strategy policies and components have strengthened their positive contribution to many of the SEA/SA objectives, in particular:

- SEA Sub Objective 2e: To provide sufficient good quality housing (particularly affordable housing and social housing) that meets identified need and made available to all).

- SEA/SA Headline Objective 6: To develop a vibrant and sustainable economy.

**Outstanding Recommendations**

1.114. A summary of the mitigation measures recommended through the appraisal of the Second Preferred Options Core Strategy DPD and where policies support the SEA/SA objectives are outlined in Table 2 below.

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\(^8\) Strategic Flood Risk Assessment – Level 2 Detailed Assessment, North Cornwall District Council, June 2007
Table 2 Summary of mitigation measures.

<table>
<thead>
<tr>
<th>Relevant Policy</th>
<th>Compliance with SEA/SA objectives</th>
<th>Summary of mitigation measures</th>
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<tbody>
<tr>
<td>Core Policy 1 Sustainable Development</td>
<td>SEA/SA Objective 3, 4, 5a, 6 and 8</td>
<td>The Policy should include reference to waste minimisation and reduction.</td>
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<tr>
<td>Core Policy 2 Development Requirements – Housing</td>
<td>SEA/SA Objective 5a</td>
<td>No changes recommended. The findings of the SEA still remain, and uncertainties highlighted previously will depend on the type, design and location of development, which will only be determined once the location of development is ascertained through the proposed Site Allocations DPD. Potential negative effects on greenfield sites will need to be mitigated, and given the rise in development proposals particularly over the period from 2006-2016 of 400 dwellings per annum, potential impacts may be greater over this period.</td>
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<td>Core Policy 3 Development Requirements – Employment</td>
<td>SEA/SA Objectives 1, 2, 5a and 8</td>
<td>Although an Employment Land Study has been undertaken to determine key characteristics of each location, the findings of the SEA remain unchanged. Uncertainties on SEA/SA Objectives will depend on the type, design and location of development. Potential negative effects on greenfield sites will need to be mitigated, given the rise in employment land and as par II) states the “release of greenfield sites to ensure an adequate employment land supply is however inevitable as a consequence of the shortage of available previously developed land and the need to provide adequately for a choice in a variety of suitable locations.” It is assumed that although the supporting text states that development opportunities should be provided which are “consistent with the needs of the other towns to achieve balanced development and support urban regeneration” and “employment and business allocations will be accommodated only within and adjoining the districts towns”; it is important to emphasise in the supporting text that some development will be permitted in rural areas to “meet local employment needs,” (clause 1), strengthening links with locational policies CS8 to 14 as well as Policy 6 – Economic Development which recognises the need for a robust rural economy.</td>
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<tr>
<td>Core Policy 4 Affordable Housing</td>
<td>SEA/SA Objective 2d</td>
<td>Recommendations outlined in the previous SEA/SA report September 2005 have been addressed including a definition of local need. We would however recommend that a reference is made to good quality affordable housing either within the supplementary text of within the policy itself.</td>
</tr>
<tr>
<td>Core Policy 5 Economic Development</td>
<td>SEA/SA Objectives 2a, 2d, 6 and 8</td>
<td>It is important to ensure that all development proposals, not just within rural locations minimise environmental impacts and as such due consideration should be given to the protection of the environment in the supporting text.</td>
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<tr>
<td>Core Policy 6 Tourism</td>
<td>Significant positive</td>
<td>The SEA/SA recommends the following</td>
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<td>effects on SEA/SA Objective 6. Positive effects on SEA/SA Objectives 7b</td>
<td>considerations:</td>
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<td>The Council should also consider how it intends to widen the season and to which audience i.e. promoting experience/activity holidays and environmental tourism</td>
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<td>Core Policy 7 – Community Infrastructure</td>
<td>SEA/SA Objective 2b, 2e and 5a</td>
<td>No recommendations are proposed by the SEA/SA.</td>
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<tr>
<td>Core Policy 8 – Bodmin</td>
<td>SEA/SA Objective 2e and 6</td>
<td>The SEA/SA recommends the following considerations</td>
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<td>Core Policy 9 – Launceston</td>
<td>SEA/SA Objective 2a, 2d, 2e and 6</td>
<td>The SEA/SA considers that the following recommendations apply:</td>
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<td>Core Policy 10 - Bude-</td>
<td>SEA/SA Objective 2a,</td>
<td>The SEA/SA considers that the following</td>
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<td>• opportunities should be explored to increase the density of development and provide dual use of facilities to reduce landtake;</td>
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<td></td>
<td></td>
<td>• minimise environmental impacts both on brownfield and Greenfield land;</td>
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<tr>
<td></td>
<td></td>
<td>• consider adding an additional clause in the supplementary text stating that access by foot and by bike within the town and to the wider countryside will be supported; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• it also is important to note that River Camel is an SSSI/SAC and any potential impacts on the SAC need to be identified.</td>
</tr>
<tr>
<td>Core Policy 12: Wadebridge</td>
<td>SEA/SA Objectives 2a, 2e and 6</td>
<td>The SEA/SA considers that the following recommendations apply:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• opportunities should be explored to increase the density of new development and provide dual use of facilities to minimise landtake.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• minimise environmental impacts both on brownfield and Greenfield land.</td>
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<td></td>
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<td>• Reference should be made in the supporting text of the need to provide appropriate services and facilities to meet the demand from new development.</td>
</tr>
<tr>
<td>Core Policy 13: Padstow</td>
<td>SEA/SA Objectives 1 and 2e</td>
<td>No recommendations are proposed.</td>
</tr>
<tr>
<td>Core Policy 14: Village Development</td>
<td>SEA/SA Objective 2b, 2d, 2e and 2f</td>
<td>The SEA recommends the following considerations:</td>
</tr>
<tr>
<td>Relevant Policy</td>
<td>Compliance with SEA/SA objectives</td>
<td>Summary of mitigation measures</td>
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<tr>
<td></td>
<td></td>
<td>• Opportunities are explored to promote dual use facilities; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• the supporting text should ensure that development respects the built and natural form.</td>
</tr>
</tbody>
</table>

1.115. In addition the following general comments from the SEA/SA September 2005 report remained valid:

- It was identified in the SEA/SA September 2005 (and also through representations by Cornwall County Council) that no reference was made under the strategic objectives to waste minimisation. Even though specific policies have been revised, for example Core Policy 1 now refers to the need to minimise consumption including waste generation using waste as a resource, no reference is included under the “slim lined” set of spatial objectives to waste reduction. In addition, there is no mention of the need to minimise consumption of natural resources, potential risks from sea level rise and flooding or renewable energy development even though these are covered under Policy CS1 Sustainable Development.

1.116. Other general comments made in the SEA/SA September 2005 report have been addressed in the Generic Development Management Policies DPD. The text taken from the September 2005 report is highlighted in italics:

- “Public transport infrastructure needs to be in place well in advance of new development occurring. It is important not only to influence this modal shift through residential development but also through major employees. All new large scale businesses should be required to submit green travel plans and commit some level of contribution/investment where development is not sited adjacent to the bus network to improve footpath and cycle route links. Whilst this recommendation may not be incorporated into the Core Strategy it should be covered in the Generic Development Management policies”. This recommendation has now been covered under Policy DM 9 Transport Assessments and Green Travel Plans.

- “The North Cornwall Design Guide SPD should include reference to the reuse of construction and demolition materials on site, for example through planning conditions requiring developers to provide a demolition plan. It should advocate sustainable construction and design principles including the sourcing of local materials to reduce vehicular trips, minimisation of waste generation, reduction in energy and water consumption and sustainable urban drainage schemes.” This recommendation is now covered under Policy DM8 Efficient use of resources.

**Monitoring Implementation of the Core Strategy:**

1.117. The SEA Directive requires that the significant environmental effects of implementing a plan or programme should be monitored in order to identify at an early stage any
unforeseen adverse effects, and to be able to undertake appropriate remedial action. The suggested monitoring regime includes:

- Determination of the scope of monitoring;
- Identification of the necessary information;
- Identification of existing sources of information;
  - Data at project level;
  - General environmental monitoring; and
  - Other data;
- Filling the gaps;
- Procedural integration of monitoring into the planning system; and
- Taking remedial action.

1.118. Details of effects which should be monitored are included in Volume 4 of the SEA Report.